

Oakland and Vicinity: Tonight and Wednesday fair, except cloudy or foggy in the morning; moderate westerly winds.

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40 PAGES

NO. 151

## PLAN FOR AIR CENTER HERE FINDS FAVOR

General Menoher Investigates Proposal To Convert Government Island Into Central Depot For West Coast

Recommendation of Project Is Expected; Chambers of Commerce of Eastbay Will Co-Operate For Its Success

Prospects that Government Island will be made into the leading airfield of the Pacific Coast under Government auspices and control are contained in a wire received today from Joseph E. Caine, managing director of the Oakland Chamber of Commerce, from Washington. It was sent by Caine on the eve of his departure for Oakland.

"Major General Charles T. Menoher, chief of the air service," Caine wired, "has just ordered a full investigation of conditions at Government Island with a view to taking over the property for an aviation station and landing field."

General Menoher is intensely interested in the project of establishing a great aviation field on the island and thinks there is little doubt that the government will accept the proposition submitted by the committee on aeronautics."

MEETING IS CALLED TO FURTHER PROJECT.

Immediately on receipt of this information H. C. Allen, chairman of the committee on aeronautics, planned to call the committee together to offer every co-operation to the government. The committee some time ago made a preliminary survey of the island and the committee, under which it was leased to the government for a concrete ship-building plant.

With Major Reed Chambers of the Durant Aircraft corporation, the committee prepared data and secured from the major an air map, which were forwarded to Washington. Managing Director Caine laid these before the government authorities and just before starting for home obtained the statement from General Menoher.

In order to turn the island into an aviation station, the Alameda Chamber of Commerce has had a leading part through its harbor committee.

ISLAND UNDER LEASE TO SHIPPING BOARD.

Government Island is under lease to the United States Shipping Board for twenty-five years, until the completion of the war.

It is the contention of the committee that the concrete vessel is no longer needed, the government wants to give up the property for some good use.

It is now believed that the Shipping Board will turn over its lease to the War Department, which will develop the property as an airport. Experts declare its facilities in the respect are among the best in the United States. They point out that no other large city in the country has so large an area for an airfield situated in its heart. Air mail, if landed on the island, would be only nine miles distant from San Francisco and but twenty minutes from the Oakland postoffice.

NATIONAL SYSTEM OF AIR WAYS IS PLANNED.

WASHINGTON, May 31.—Air service officers, headed by Brigadier-General William Mitchell, today launched a campaign for a centralized air service and the establishment of a national system of air ways which they believe is necessary to develop the country.

MARRIAGE FOLLOWED

Gildersleeve, a former University of California track star, is a graduate of the class of civil engineering of 1918 and a member of the Del Rey club. He attained distinction at the university as an athlete and was the star weight thrower.

The marriage of the couple in 1918, with the birth of their daughter, Mrs. Elizabeth Gerberding, a prominent San Francisco social and club woman. Her husband is a contractor of Fresno and was a Lieutenant over two during the war. Until the separation, four weeks ago, he resided at 2375 Green street.

HOPE EXPRESSED FOR LASTING AGREEMENT.

WASHINGTON, May 31.—Hope for a lasting settlement of the strike of marine engineers and seamen was expressed late today was expressed by officials of the labor department.

SECRETARY OF LABOR DAVIS

before his resignation last night, said that the strike was to be properly developed and negotiations for the fatal crash which resulted in the death of seven at Indian Head, Md., last Saturday, avoided.

Mitchell has mapped out a proposed system of air ways which he believes will meet all present requirements. It provides for five main air routes and a number of secondary routes with air fields and landing places at frequent intervals along them. Four of the main air ways parallel the boundaries of the United States, while the fifth crosses the continent about midway between the northern and southern boundaries.

The proposed air way along the Pacific Coast extends from Seattle to San Diego with fully equipped landing fields and fuel stations near Portland, Eugene, Salem, Astoria, Redding, San Francisco, Merced, Fresno, Bakersfield and Los Angeles. The eastern route reaches from Portland, Maine, to Key West, Fla. The southern route runs along the Mexican border from San Diego via Brownsville, with numerous intermediate stations, thence to San Antonio, Galveston and along the gulf coast to New Orleans, Montgomery and Savannah.

"Big Business" Profits Discussed By Cabinet

BY INTERNATIONAL NEWS SERVICE  
LEASED WIRE TO TRIBUNE

WASHINGTON, May 31.—President Harding and his cabinet discussed for two hours today the railroad situation and the tendency of certain "big business" organizations to take advantage of conditions that have grown out of the war to maintain high prices.

There is a grave question in the minds of President Harding and his advisers as to whether the activities of some of these organizations do not constitute combinations in restraint of trade and so become liable under the antitrust laws.

Japanese Prince Arrives in Paris

BY INTERNATIONAL NEWS SERVICE  
LEASED WIRE TO TRIBUNE

PARIS, May 31.—Crown Prince Morohito of Japan arrived here yesterday from England, and will spend three weeks incognito visiting Paris and the world war battlefields. He was officially received to France by President Millerand tomorrow.

Romance Over  
MRS. BEATRICE GERBERDING-GILDERSLEEVE, former campus tennis champion, who has divorced her husband, a college athlete and fellow-classman.



Former U.C. Girl Tennis Star Gets Divorce, Alimony

Beatrice Gerberding Gildersleeve Charges Mate With Cruelty.

The ending of a University of California romance which resulted in June, 1918, with an elaborate wedding which united Miss Beatrice Gerberding, prominent tennis star, athlete and member of a prominent family, has its setting today in the Superior Court in San Francisco, when the now Mrs. Gildersleeve was granted a divorce, the custody of an 18-month-old baby and \$50 a month alimony.

Testimony that her husband broke in the panel of her bedroom door, behind which he had sought a place where she might weep in solitude, and that the panel struck her in the face, causing bodily injury, was introduced by the plaintiff.

DAUGHTER OF S. F. CLUB WOMAN.

Mrs. Gildersleeve is the daughter of Mrs. Elizabeth Gerberding, a prominent San Francisco social and club woman. Her husband is a contractor of Fresno and was a Lieutenant over two during the war.

STEAMSHIP OPERATORS CONTINUED TO DAY TO SECURE NON-UNION CREWS AND PREPARING STEAMERS FOR DEPARTURE.

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## SHIP STRIKE RIOT CAUSES FIVE ARRESTS GOVERNOR'S EFFICIENCY PLAN IS LAW

Auto Containing Eight Men Attacked By Mob of Alleged Seamen's Sympathizers and Chauffeur Is Badly Beaten

Hope of Final Settlement of Controversy Is Expressed At Washington; Agreement Nearer on Wage Reduction

SAN FRANCISCO, May 31.—Rioting on lower Market street in front of the offices of the Mason Navigation company this morning resulted in the beating of several alleged strike-breakers and one man, all of whom are charged with assault to do great bodily harm. Captain of Police D. M. Herlihy of the Harbor station, with a posse of officers, charged the mob and quelled the disturbance before there were any serious casualties, capturing the five men later taken into custody and discharging the crowd.

The only person sufficiently hurt to seek medical treatment was Thomas Colleen, of 142 Taylor street, chauffeur for the Matson company, who suffered severe lacerations of the face, head and scalp.

AUTO ATTACKED BY STRIKE SYMPATHIZERS.

The police said that Colleen was driving a machine in which were eight alleged strike-breakers. At California, Drum and Market streets, the mob of strike sympathizers charged the automobile. Patrolman Flood, who was nearby, attempted to stem the tide and a riot call was sent to the Harbor station, one block away.

As officers approached the scene, Captain Herlihy, who was passing by, took charge of the disturbance and soon under control. Those taken into custody were: Jose Fernandez, Gustav Hansen, Wagner Bjorkquist, Cornelius Shihkham and John Rosberg. Two charges of assault to do great bodily harm were preferred against Hansen and one against the driver.

Colleen was beaten in a previous riot on May 9 at the beginning of the strike, during which he fired his revolver at two alleged assailants. He was arrested on two felony charges—the carrying of concealed weapons and assault with a deadly weapon.

AWAIT RESULT OF VOTE TAKEN.

With practically no change reported in the situation at the state capital here today, officials of the United States Shipping Board were waiting for national labor chiefs to announce the result of the vote taken Saturday by which peace proposals were said to have been rejected. On the decision of the marine engineers and assistants as necessary.

Senate bill No. 36 amends the civil service commission act so as to provide that hereafter there shall be three commissioners—one at each of 14000 permanent posts, determined by the number of employees in the office and to be president and executive member of the commission, and the other members to be called associate members, each to receive a per diem of \$10 for services actually rendered, not exceeding \$500 each any one year. At present the commission consists of three members, each receiving a salary of \$3000 per month.

ELVIRA CRUZ, 6 years old, of San Jose, San Francisco, was run down and fatally injured by an automobile at Pacific and Stockton streets, that city, yesterday afternoon. She was taken to the Central Emergency hospital, where she died a few minutes later. The death car was driven by J. A. Watt, 2525 Great highway, who was held today pending investigation by the police. The girl was the only child of her parents when the accident occurred. She is the daughter of John Cruz.

ARCHIE MCNEIL, 247 Sutter street, San Francisco, is in the South San Francisco General hospital today suffering from internal injuries and may lose the sight of one eye, following an accident last night when he was run down by an automobile driven by Charles Ferguson, 371 South C street, San Mateo.

The remaining bills provide for six new departments of the state government, in each of which are consolidated and merged various state agencies, boards and commissions.

The head of each department, subject to approval of the governor, is given complete power to organize or reorganize the work of the department, or to create additional divisions, as may be necessary.

THE SALARIES OF CHIEFS SPECIFIED IN BILL.

The salaries of the heads of departments are to be determined by the bills and specified in the bills. The head of each department, with approval of the governor, shall be appointed by the governor.

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ADMINISTRATIVE AND EXECUTIVE WORK DIVIDED.

The measures creating these several departments are supplemented by a bill containing general provisions that are more or less common to all of the departments and dividing the functions of the executive and administrative work into departments.

DEPARTMENT OF FINANCE, DEPARTMENT OF AGRICULTURE, DEPARTMENT OF EDUCATION, DEPARTMENT OF PUBLIC WORKS, DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS, DEPARTMENT OF INSTITUTIONS, DEPARTMENT OF CIVIL SERVICE.

Arrangements for charging Welch with manslaughter after the coroner's inquest were made by Frank M. Shay. According to charges produced by the coroner, Welch ran into the Ingram car when he tried to pass two other automobiles on the road. In Welch's car were J. J. Welch of Fresno, T. M. Isbell, 2815 Linden street; George Murphy, of Twenty-eighth and Market streets, and George "Lefty" Allen, pitcher for the Oakland baseball club.

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MRS. A. VAN PEEL, 55 years old, of 2255 High street, Oakland, died yesterday morning at the Haywood Emergency hospital, where she died a few minutes later. The death car was driven by J. A. Watt, 2525 Great highway, who was held today pending investigation by the police. The girl was the only child of her parents when the accident occurred. She is the daughter of John Cruz.

ROBERT BENNETT, 744 Fifty-second street, Berkeley, sustained body bruises and shock when he ran in front of an automobile driven by John H. Gunderson, 3403 Elmwood avenue, Oakland, yesterday afternoon. The accident occurred at Milw. and Rose streets, Berkeley. Bennett was treated at the Emergency hospital, where his injuries were treated by Dr. W. S. Moore.

ROBERT BENNETT, 744 Fifty-second street, was badly bruised about the body yesterday when riding a motorcycle. He crashed into the rear end of an automobile belonging to H. P. Dechart, 1780 Los Angeles avenue, Berkeley. Dechart was treated at the Emergency hospital for a broken nose and other injuries.

Three persons were seriously injured and one person died yesterday afternoon in a head-on collision between a street car and an automobile at Stanley road and East Fourteenth street. Mr. and Mrs. George W. Hodel and Hodel's sister-in-law, Miss Edna Johnson, all of Turlock, were taken to the county hospital for treatment. Hodel was

the department in charge of a division of a director who shall be also of a highway engineer.

The department is placed in charge of a director who shall be also of a highway engineer.

The department is divided into five divisions to be known respectively as

the State Board of Control.

STATE BOARD OF CONTROL CONTINUED.

The State Board of Control is constituted by the three members of the board of control being respectively heads of the divisions of claims and disbursements, budgets and accounts, purchase and custody, receiving no other compensation for such services than allowed to them as members of the board of control. Hereafter the board of control shall be presided over by a child of the division of claims and disbursements, but the three members of the governing body of the finance department will act as a whole in the final determination of the state budget.

The department of public works provides for the co-ordination and consolidation of the functions now performed by the following: State Care Act Commission, advisory board to State Board of Control, State Engineers, State Land Settlement Board, State Water Commission, State Highway Engineer, California Highway Commission.

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## MOTHER ASKS AID OF CLUBWOMEN IN PLEA FOR ROBBER

Appeal Made for Burlingame, Convicted Highwayman. As He Begins Term.

An appeal to the clubwomen of Oakland and San Francisco was made yesterday by Mrs. Laura J. Burlingame, mother of Paul Burlingame, who was last week convicted of highway robbery before Judge Lincoln S. Church and sentenced to from one to fifty years in San Quentin prison, asking them to make an appeal for clemency in behalf of her son.

Young Burlingame was taken to San Quentin penitentiary today to begin his indeterminate sentence. At the trial it was brought out that he, in company with Merle Jorgon, who has been certified to the Juvenile court, bought a gun at a gun shop several months ago and at the point of a gun held up and robbed the conductor. The hold-up occurred next Christmas.

### PILEA FOR CLEMENCY.

The boy's parents, assisted by several ministers and prominent business men, made a strong fight to secure probation for young Burlingame. His father, Rev. George D. Burlingame, former pastor of the First Baptist church of San Francisco and now pastor of the First United Methodist church of North America, made an appeal to Judge Ben E. Lindsay, who asked for clemency. At the same time Mrs. Burlingame secured the co-operation of Rev. Edward Lamb, bishop coadjutor of the Episcopal Diocese of San Francisco, who made an appeal for probation.

It was claimed in the pleas for probation that strict rules in the home imposed by Rev. Burlingame, and all other psychopathic conditions, had caused the son to lead an unnatural life.

After consideration of the pleas Judge Church denied probation on the ground that the boy was sane when the crime was committed.

"In this case," said Judge Church, "when rendering his decision, 'all the proof that you might submit to convince me that your son could not cause me to change my decision. The crime—a most serious offense and the most serious of crimes except murder—was carefully planned by Burlingame, who was the master mind that directed Jorgon in the execution of this crime. It would be a crime against society, were I to release this man on probation.'

### MUST PAY PENALTY.

The question of sending him to a hospital for treatment is beyond consideration. He started upon a life of crime at 16 and has since, during the theft of an automobile, writing fictitious checks, desertion from the army, burglary and robbery, placed against him since. He must go to prison and pay the penalty that other criminals are paying and have paid."

### Clash Threatened Over Highway Bill

WASHINGTON, May 31.—The issue of the rights of the States as opposed to those of the Federal government in threatening to become the subject of a clash in Congress on the subject of highways.

The issue thus far has reached the stage of discussion only in the Senate postoffices and post roads committee at hearings soon to be completed on the Townsend bill to establish an interstate highway system and to create a Federal highway commission. Members of the committee from the Southern States are in agreement, however, that the question of authority between the States and Federal government will be raised when the Townsend bill reaches the Senate.

Provisions of the Townsend bill give the proposed highway commission of five members authority to pass finally on the roads to be constructed with the \$100,000,000 Federal aid appropriation.

## Sale of Pencils for Benefit of Children of Ladies' Relief Society Planned for Saturday



MRS. FREDERICK P. MUHLNER, one of the leaders in Pencil Day plans for June 4, holding up one of the chief beneficiaries of that day, and one of the younger charges of the Ladies' Relief Society for whom the day is planned.

### Club To Give Play For S. A. Benefit

Drama, dancing and music will contribute to the benefit which the Oakland Players' club will give to-night in Ebell clubhouse in competition to the Salvation Army girls' "The Awakening," two-act play on "Lest Ye Forget" day, Saturday, June 4, for the children. Leaders of the drive are Mrs. William Thornton White and Mrs. Frederick P. Muhlnner, under whom Mrs. Charles Butters will be director-general in Berkeley and Mrs. James Dunn and Mrs. William Langdon will

Women and Girls of Eastbay to Canvass Everybody for Cause of "Lest Ye Forget" Day

The children of the Ladies' Relief Society are the first consideration of Eastbay society women this week; several hundred of whom will sell tickets on "Lest Ye Forget" day, Saturday, June 4, for the children.

Leaders of the drive are Mrs. William Thornton White and Mrs. Frederick P. Muhlnner, under whom Mrs. Charles Butters will be director-general in Berkeley and Mrs. James Dunn and Mrs. William Langdon will

take charge of Alameda for the day. In each city hundreds of the younger matrons and girls have banded together for the cause and will canvass theaters, offices, clubs and the downtown sections of the city.

Mrs. Henry Wooldridge, who established the Hots, Oakland, where Mrs. White and Mrs. Muhlnner will preside, and from where thousands of pencils will be distributed to the vendors.

### Clothing Worth \$200 Taken By Burglars

L. H. McMahen and R. H. Rose, who reside at 2256 San Pablo avenue, reported to the police that their room was entered by burglars sometime during the night. Clothing and personal effects valued at \$200 were taken by the burglars. The entrance was gained by using a passkey.

Emil A. Devouret, 1115 Fourth street, reported that someone entered his room yesterday and stole a suit of clothes and a gold watch. The entrance was gained through a rear window.

"Please answer this question in your paper: What will clean an auto head lamp inside?" Rain was the cause of it to get dirty. Please name the liquid."

Soap and warm water. Dry the glass and then polish with wood alcohol.

The TRIBUNE'S Information Department will answer all queries of a general nature, except legal and school questions, debates, firm and trade names and queries is to the time of day.

If replies are desired by mail stamp for return postage must be enclosed.

If you are looking for general information, ask The TRIBUNE'S Information Department, Lakeside 6000.

Hindus perfume and adorn the bodies of their dead: then burn them.

The oldest clock now running is at Hampton Court, England, and dates from 1340.

## SUGGESTIONS ON CHARTER SOUGHT

After having agreed, tentatively, on a general charter plan which will call for a city and county manager, will designate rural and urban boroughs, and which would give to the city and county council of seven the power to employ the manager and to name the mayor, the Board of Freeholders has issued a preliminary statement.

According to Leon A. Clark, who signed the statement, the charter must be submitted in full not later than August 9.

"We have as yet come to no determination upon a name for the proposed city and county," says the statement. "The following names have been suggested: Alameda, California, Almond and Peralta."

Under the plan contemplated, the legislative power of the proposed city and county would be vested in the council of seven. Berkeley would be divided into two districts and Oakland, including Emeryville and Piedmont, into three. The council would choose one of its members mayor and would also select the city manager. For the purpose of apportioning taxes and the cost of harbors and other improvements between the city and county would be divided into a metropolitan and rural district.

The board asks for suggestions from the public and intimates that it will soon issue advance sheets on portions of the charter.

The address where the girl was staying was 921 Fifth street. She was located by a representative of the Travelers Aid Society, who overheard a young Italian speak of a woman who had come in on the Santa Fe the day before. He took the address given by the Italian and found the girl there with her friends who brought her to this country.

## OAKLAND AIRMEN AID RICKENBACHER IN RECORD FLIGHT

### Heads of Veterans' Organizations Named To Make Arrangements.

A committee to prepare a Fourth of July celebration for Oakland, with the heads of the veterans' organizations as members, was appointed by the City Council today at the request of Mayor Davis.

The committee will be led by Major Harry F. Huber and will include Commander E. B. Walls of Liscano camp, United Spanish War Veterans; G. W. Langen of the Grand Army of the Republic; Commander D. Roster of John Jacob Astor post, Veterans of Foreign Wars; Commander E. G. Winslow of Oakland Post No. 5, American Legion; Commander D. F. McClure of Argonne Post, American Legion; and H. W. Reynolds of the Allied Flyers Club.

The members of this committee are empowered to appoint all the necessary sub-committees. Concerning the choosing of these men, Mayor Davis said:

**BOTH CARRIED ACE.**

They are C. V. Pickup, who carried the famous ace from Cheyenne to Omaha. Pickup took Rickenbacher as a passenger after he had smashed the original plan in which he started from the market operated by A. J. Stories at 205 Austin way and took all the pennies from the American Legion. With a revolver he found in another place he once held up two other small boys, sending them howling toward home before he had time to rifle their pockets.

"Ever since I was 5 years old," the boy said to Patrolman Frank Waterbury to read, "I have been a desperate bandit."

**Seagulls Are Driven  
Off by Airplanes**

VENICE, Cal., May 31.—Airplanes have frightened away the many seagulls which formerly were seen about the southern California beaches, according to K. H. Knudsen, the young man who has spent years studying the birds.

"The gulls cannot get used to the great mechanical birds and have left for other parts," Knudsen declared. Tourists report that there are not as many gulls as formerly. In other years tourists often bought bread by the loaf and threw pieces of it into the air to be caught by the birds.

## Ten-Year-Old Bandit Bares Crime Career

BERKELEY, May 31.—Berkeley's ten-year-old bank robber, captured by the police after he had "skinned" up a drain pipe and into a window of the First National Bank, today listed to the authorities an amazing list of earlier crimes. He has broken into bank vaults, has taken part in one hold-up, robbed a store or two and has, according to his confession, led the life of a desperado since the time he was 5 years old.

Confronted with the evidence that the boy is telling the truth, won over by his confiding ways and sympathetic because he is deaf and dumb, the Berkeley police do not know what to do with the "bad man," now they have him.

To Oakland aviators, former government aviators in the World War played prominent parts in Rickenbacher's flight across the continent and were partially responsible for his arrival at the capital in time to attend the banquet for men of the first American transport to arrive in France, the object of the ace's trip.

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## NEW STATE LAW SOUGHT TO SAVE STREETS OF CITY

Mattis To Interview Highway  
Commission in Efforts  
To Limit Loads.

Superintendent of Streets George Mattis today left the city for a two weeks' leave of absence, during which he will interview the State Highway Commission concerning the possibility of a new state law which will limit the loads on auto trucks.

Commissioner Edwards says he intends to fight on this project to the finish. Balked in Oakland, because the city allowed more drastic laws than the state statutes, Edwards has directed Mattis to start movement to change the state laws.

"The present heavy loads of motor trucks mean a loss of thousands of dollars to the taxpayers," says Edwards. "One overloaded truck can wreck the pavement on a street and break down a surface which has cost the residents their hard-earned money. There seems no way to handle the situation at present unless the state will limit the loads on the trucks."

Assistant City Attorney Leon Gray is drafting a suggested law which Mattis will present to the state highway officials for consideration.

### Optometrists Open Convention June 12

More than a score of delegates from Oakland, Berkeley and Alameda will attend the fifteenth annual convention of the California State Association of Optometrists in San Francisco, beginning June 12, according to reservations which have already been made with Dr. Harry Neumann, president of the association.

"The World and His Eyes," are the contention that more than half of the criminals are forced into their perverted occupations by crooked eyesight will be two of the dominant topics of the conclave.

Optometrists of national renown, as well as professors from Columbia, and the University of California, are listed on the speakers' program.

## Does Evening Find You Tired and Achy

The test of physical fitness is always endurance.

Does the end of the day find you tired and achy? Are you always looking forward to an early bed because nobody people bed don't have to go to the sanatoriums now—Neal-Tone, the quick acting, safe tonic, awaits you at 521 Fifth street, Oakland. You can't answer no to these questions you are not fit and don't try to fool yourself about it. Take Neal-Tone.

10 days' treatment of Neal-Tone should make you feel like a person. This is the favorite prescription of Dr. E. Neal. He founded the 65 Neal Sanatoriums and spent

many years at the up-building of these institutions. If you don't have to go to the sanatoriums now—Neal-Tone, the quick acting, safe tonic, awaits you at 521 Fifth street, Oakland.

For Sale at Osgood's Drug Stores,  
12th & Washington, 7th & Bay.

Double stamps tomorrow—Special  
Neal-Tone man in attendance.

## Men--Be at Ease When You Walk

Look well to the shoes you wear. If your feet feel good, these fine spring days should prompt you to "bubble over" with action.

WEAR

**Dick Reed**  
CUSHION SHOES  
JEPSON'S CO. CHICAGO  
MADE IN U.S.A.

And Enjoy Real  
Foot Comfort



**Schneider's**  
WASHINGTON CORNER 11<sup>th</sup> ST.  
  
DOUBLE AMERICAN  
TRADING STAMPS  
All Day With Coupon

**Long Distance  
Moving**

Secure the benefits of BEKINS' consolidated shipment service. Save money and have your automobile, piano or furniture shipped the BEKINS way without extra handling.

**BEKINS**  
Fire Proof Storage  
Oakland - 22d & San Pablo Ave.  
San Francisco - 13th & Mission  
Oakland

**Wednesday SPECIAL!**  
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**Money-Back Smith**  
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**Money-Back Smith**  
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and Telegraph Ave.  
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**S. & H. Stamps with all purchases.**

## PROGRESS OF EASTBAY DRAWS WORLD ATTENTION

**Many Millions to Be Spent in Development Of Business Centers**

**PROGRAM IS UNDER WAY**

**New Buildings Now Started and Financed Set Record for Expansion --- New Industries Choose Sites in Oakland**

Oakland and the Eastbay are today writing one of the greatest chapters in their inspiring history of development.

It is a chapter written in actual deed, in the expenditure of millions of dollars for new buildings in the heart of the city, in the greatest movement toward new homes, and in the announced plans of great manufacturers to build their plants in this community.

Bound with the story of many new office buildings and theaters for the downtown district, and bound with the industrial and home-building expansion is that new business brought with the coming to this port of an increasing number of freight carriers, and to this must be added the fact that Oakland is being made the center for the farm produce of the state.

It is a story of uniform activity in all of the area of that wheel which Oakland is the hub of activity, centering in and the beginning of an era in which this city is to be more and more the logical center of the rich country which lies behind.

Eliminating all of those projects in the formative stage, all of the promises of development the negotiations for which have not been completed, and the new year marked the city in certain and definite manner as the most prosperous one on the Pacific Coast. In the aggregate they have challenged the business and industrial attention of the country and are responsible for the fact that Oakland, today, is the city most discussed in trade journals and in national districts.

Here are a few of the 1921 steps in the city's growth:

Construction of an eight-story office and bank building on Broadway near Twelfth street by the Oakland Bank of Savings, to cost \$1,000,000. The building will be an addition to the banks present one at Twelfth and Franklin.

Establishment in Oakland of a grain exchange, with a system of warehouses in connection with the great elevator already built. This project is being undertaken by the California Farm Bureau Federation in conjunction with the United States Farm Bureau Federation, and will make of Oakland the grain and produce center of Northern California. It will mean a greater business with river carrying vessels and will supply additional cargoes for the freight carriers of the Pacific. All of the details of this project are complete and work is now under way.

Construction of a great factory for the Durant Motor Cars Company, Twelfth and Franklin streets, and Broadway will be one of the most beautiful in the United States. The plans call for a building to seat 3000 persons, and include an auditorium of unusual and distinctive design.

An entrance of a kind never seen in the West and many exclusive features will make the building one of the city's showplaces. In connection with the theater, the plans for which are already being worked out, there is to be built an office building in the same locality; the building to occupy the lot in front of the theater. The plans call for a fifteen-story structure to cost \$1,000,000.

The Pacific Gas & Electric Company will build as modern structure of eight stories to house their headquarters in Oakland. While the plans call for all office and work is to be started soon, the company has not released the drawings until there is a final approval of certain details. The building will be built at Seventeenth and Clay.

The announcement of Kahn Bros. that they were about to open up a drugstore between Broadway and San Pablo, and that they had purchased the site of the building so that their plan might be carried out, was received with pleasure by those who realized the need of the artery and the effect such an arcade would have on property downtown.

The plan was no sooner announced than one piece of property adjoining the proposed arcade changed hands.

A step toward solving the river transportation problem, insofar as it concerns the inland waterway, is the Six Minute Ferry service, which means that the building will be built at Seventeenth and Clay.

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The grain exchange for Oakland will do more than any other one thing to center a wide agricultural and market interest in this city. With the great elevator of the California Farm Bureau Exchange, and with the warehouses and headquarters that are to come, Oakland will be made the main outlet for Pacific Coast grain. More than 80 per cent of the grain raised in the State will go out of this city, an announcement which means that there will be supplied cargoes for many new ship lines, and that the river steamers will make this their main point of call.

Construction of factory, foundry and warehouses for the Westinghouse Electric Manufacturing Company on twelve acres of Powell street, extending to Sixty-second street, and the declaration by this firm that Oakland was selected because it is the best point on the Pacific from which to develop foreign trade.

Decision of the Admiral and Luckenbach lines to make Oakland a regular port of call, bringing the number of large lines now calling here twenty-two.

Announcement of additions to be made to the Parr Terminal Company to meet new industrial development.

Establishment of the Six Minute Ferry system for transbay auto traffic, and the order of the railroad commission for the construction of a subway under the foot of South street line at the foot of South street.

Contracts given to Bethlehem Steel Company for two ore carriers of 20,000 ton weight and to the Moore Shipbuilding Company for a tanker of 18,500 tons. Any one of them is larger than any ship, other than battleship, launched in the Pacific.

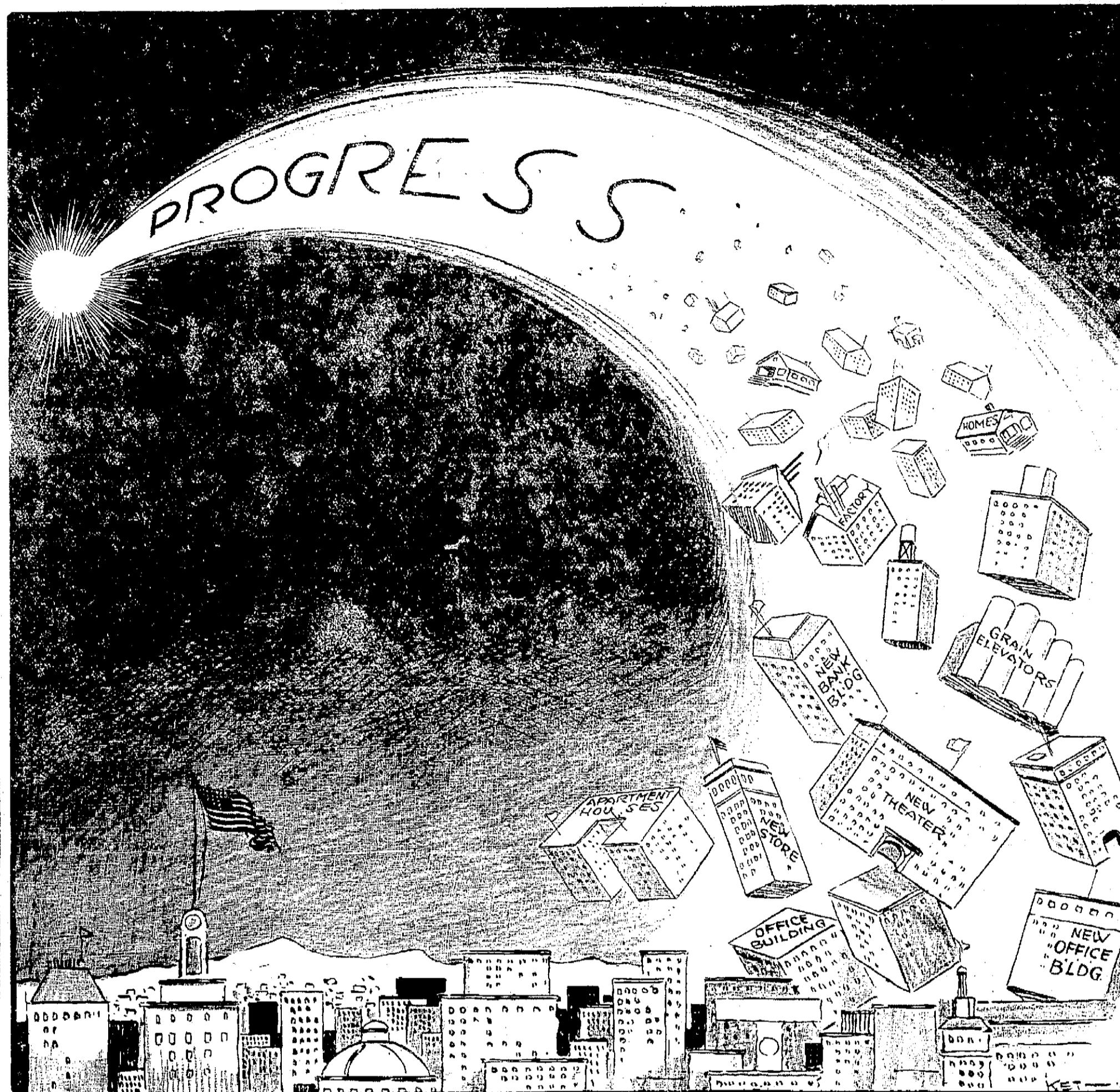
Continental Can Company buys property here and will erect large plant.

Fuller Brush Company locates western headquarters in Oakland, and is operating light manufacturing and a large distributing plant.

The largest industrial structure erected in Oakland during 1920 was that of the Western Milling company, which includes concrete elevators and warehouses built at a total cost of about half a million dollars. The elevators of the Western Milling company have been taken over for storage of bulk grain by the farmers of California, a corporation for this purpose having been informed by the marketing and grain growing committee of the California Farm Bureau Federation.

Purchase by "Money-Back" Smith

IN THE TRAIL OF THE EASTBAY COMET OF PROGRESS



## Thirty-Two New Industries In 5 Months, Oakland Record

Thirty-two new industries, many of national importance, have located in Oakland in the first five months of 1921. At the present rate of growth, the record of 65 for the year will be broken.

Among the widely known companies that have announced their plans to locate here, or have actually moved here during the first five months of the year, are: Simons Bed company, manufacturer of beds; Fuller Brush company, Luckenbach Steamship company, Durant Motor Cars company, National Wood Renovating company, Sombell Products company, and a long list of others.

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Purchase by "Money-Back" Smith

## UPTOWN ASSN. PLAYS BIG PART

The remarkable and steady movement of building activity toward the territory included in their district of operations has justified the existence and program of the Uptown Association of Oakland.

This body, of which George Sheldon is secretary, has worked in the interests of the whole city, but has been particularly concerned with the development of that part of the downtown area north of Twelfth Street.

For the expansion of this area, for the betterment of the structures there and for the acquisition of new buildings, the association has labored steadily.

The present year has been the most active in the history of this community, in the real estate field, with the month of March establishing a high record mark of twenty-one hundred and six deeds recorded in just one month.

The announcements of the last few weeks have shown that within the month of April, 1921, there will be a great number recorded in just one month, and representing the greatest total value of real estate involved.

Seasonal depression, always experienced in the real estate market at this period of the year, has brought the totals for April and May below that figure, although the nineteen hundred and six deeds recorded in April represent an increase of sixty per cent over the eight years average for the month of April.

Reports from members of the Oakland Real Estate Board show that throughout the community there is a marked increase in the sale of unimproved residential property.

The Association is keeping in close touch with the situation, has its committees at work and will be able, within a short time, to add to the rapidly growing list of important business changes that are being made in its territory.

## \$60,000,000 in Ships Is Record in Yards

The shipyards launched twenty-seven ships of 242,000 deadweight tons in 1920 and increased to 300,000 in 1921. These are valued at more than \$60,000,000, and it is pointed out that this fact is assurance of the permanence of the shipbuilding industry in the Eastbay district.

Oakland for the first time was made a regular port of call for transoceanic steamship lines, due to the work of the harbor development committee and the traffic bureau.

Four lines now place Oakland on a par with San Francisco in freight rates and shipping accommodations.

The Department of Labor reports that the purchasing power of the dollar has increased in commodity values from 45.6 cents in 1918 to 88.2 cents today.

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## May 27 Per Cent Ahead of Average in Deeds Recorded

By R. PORTER GILLES,  
(Secretary Oakland Real Estate Board)

As shown by the number of deeds recorded, the volume of real estate business transacted in this community during the present month is seven and seven percent greater than the average for the month of May during the past eight years.

Another marked factor in daily reports is investment in downtown business property.

Several transactions of this character recently reported have been well discussed by realty investors and a careful analysis of the situation conclusively proves that the conservativeness which has controlled capital for the past five years has given way to a sentiment of optimism and confidence to such a degree that large sums are now being invested in commercial real estate.

There is not only still a housing shortage, measured by pre-war conditions, but a shortage of office space, warehouse space, lofts, space, and industrial buildings generally in Oakland is still acute.

Owners of industrial property who will build for well-established and financially sound industrial firms can be assured of very good and absolutely safe investment. There is great need in Oakland for investors who will purchase and build on industrial property upon assurance of excellent interest returns.

The northward drift of the business center, as indicated by large numbers of new residents on Franklin and Webster streets, and on the west side of Broadway, is in accord with scientific principles of the growth of cities. The overwhelming proportion of reasonably priced houses being built east of Lake Merritt, and the overwhelming proportion of higher-priced type of houses being built east of Broadway and north of the lake, with the large areas of attractive residential land available in both sections, is a clear indication of the progress of the city.

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Analysis fails to find a single weak spot in Oakland's situation, and I believe that the city will justify the confidence expressed in her by every well considered investment in business, industrial, or residential property, especially those which involve construction for useful purposes.

Riverside-Southern Sierra Power Company signs contract for 250,000 horsepower line from Tucson to Gold Mountain mine.

Tracy-Carload of leather goods for Chicago market.

## Population of Cities in County

The population of incorporated places of Alameda County for 1900-1910-1920 is as follows:

	1920	1910	1900
Alameda	28,306	23,383	16,464
Albany	2,461	808	
Berkeley	55,886	40,434	13,214
Emeryville	2,390	2,613	1,016
Hayward	3,487	2,746	1,965
Livermore	1,916	2,030	1,493
Piedmont	216,361	150,174	66,960
Pleasanton	4,282	1,719	
San Leandro	991	1,254	1,100
	5,703	3,471	2,253

# FIGURES SHOW YEAR BREAKS BUILDING RECORD

## BUS SERVICE NEW FEATURE FOR OAKLAND

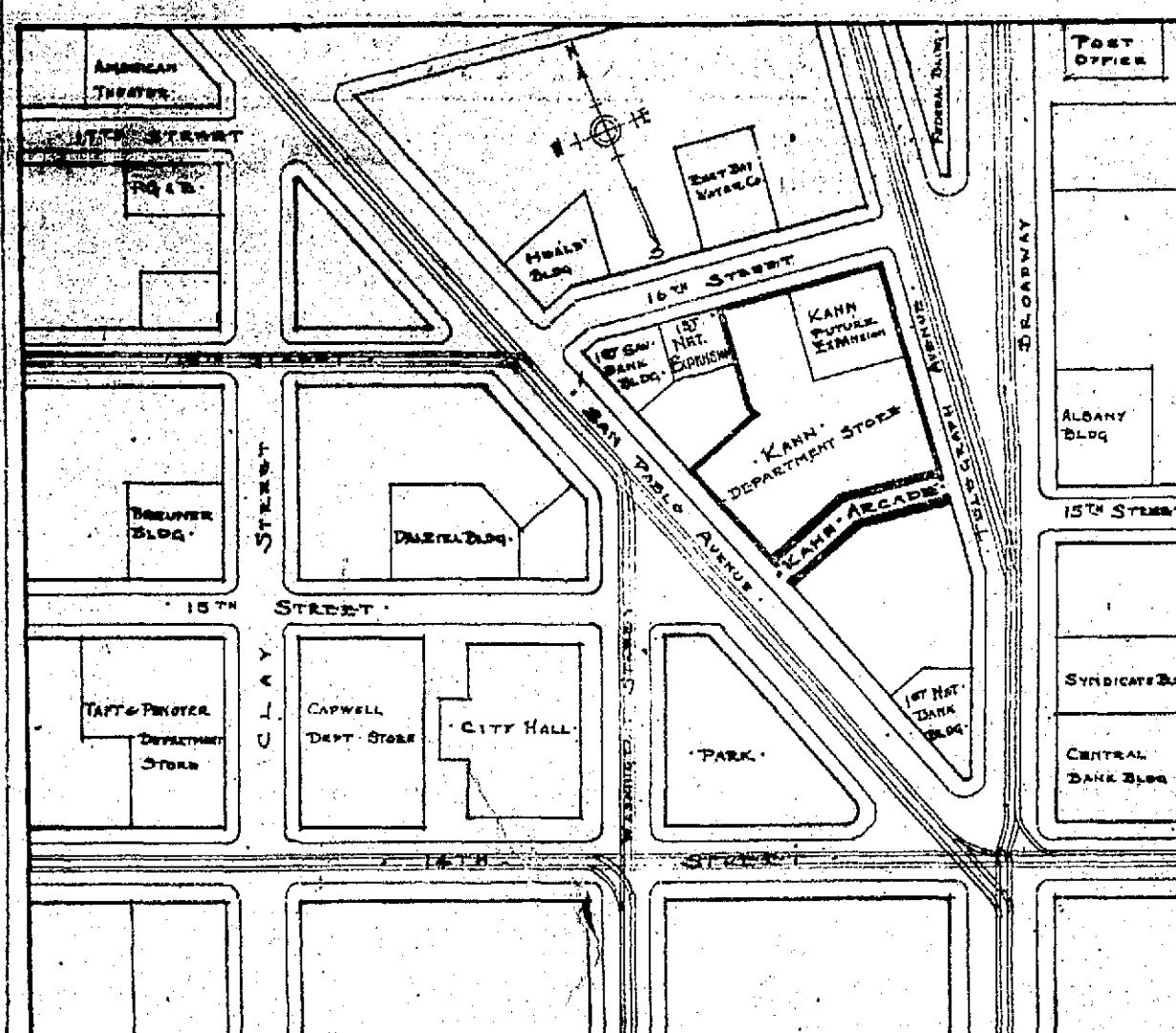
Street Railway Company Puts System Into Effect in Montclair.

The Montclair bus service established by the San Francisco-Oakland Terminal Railways from the Piedmont station of the Key System running through the city of Piedmont and to Montclair, is the first application of the system that has been in South California and is in very general use in suburban sections of that part of the state. While it is somewhat new in this section it bids fair to become a valuable assistance to street car systems that can not, in the present state of their finances, afford to build needed extensions.

The case of Montclair is one that illustrates the usefulness of the bus extension where railroad construction can not be made at present. The Montclair section is growing rapidly. Much property is being sold and actual building is going on. It became necessary to supply these people with transportation both to the center of Oakland and to San Francisco. The Short Line Sacramento Branch there is a station on the line bearing the name of Montclair, the Short Line traverses the property. Short Line is not yet ready to establish a suburban service, though this is bound to come and at no very distant date. The San Francisco-Oakland Terminal Railways was not prepared to extend its Piedmont Branch over the hill to Montclair, though this could be done with the construction of less than two miles of road.

So the Southern California plan of bus extension was adopted. New buses were purchased and the line is now in operation, while an application is pending before the State Railroad Commission for a formal permit. This line, as it traverses two municipalities, comes under the classification of the bus lines that connect over most of the highways of the state.

The operation of this line will be continued until the street car system builds over the hills to Montclair or the Sacramento Short Line



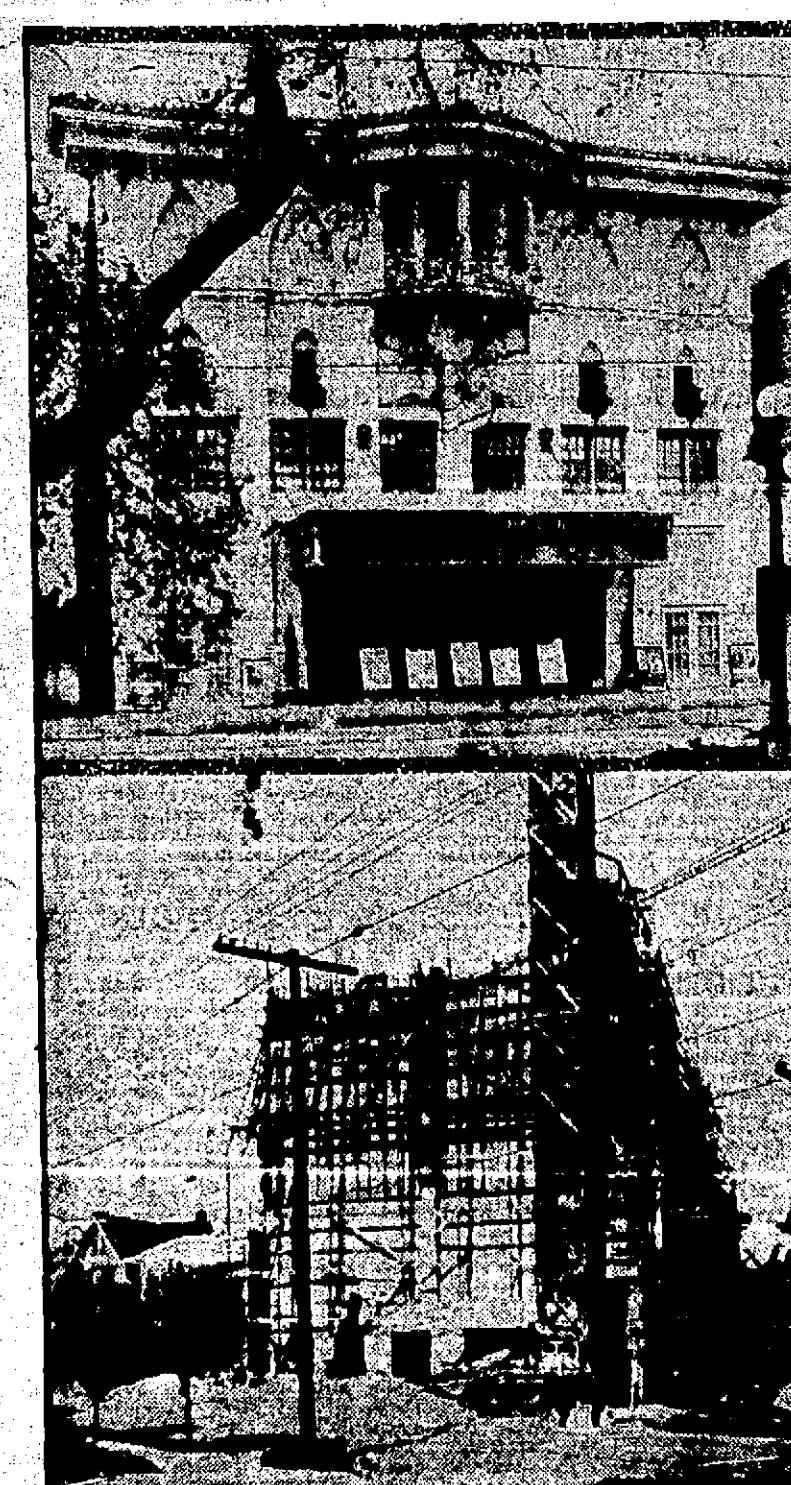
San Fernando—Graphite production on large scale to start at local mine.

Redding—Construction of new road to Mount Lassen proposed.

Diamond Springs—California Door Company to immediately rebuild warehouse and box factory.

## THE NEW CHIMES THEATER NOW UNDER CONSTRUCTION

When Completed Will Cost Over One Hundred and Fifty Thousand Dollars; Owned and Operated By The Beach Krahn Amusement Company.



The management of this enterprise deserves great credit for the foresight and faith in building such a wonderful institution in what was a few years ago the suburbs, now one of the fastest growing business districts in Oakland.

For any one who have attempted such an enterprise outside of the business district a few years ago would have meant financial folly, while today some of the most wonderful theaters are found in the residential districts.

One would have to travel a long way to find a more classy theater, residential district, than the New Chimes. The theater is located near the main artery of traffic between Berkeley and Oakland in the heart of the prospering residential district.

The "New Chimes" will have nearly 2000 seats with a stage 25x50 feet fully equipped for prologue and curtain talk in conjunction with the pictures.

The new theater is expected to be completed by August 1, and will be under the management of H. L. Beach, well known motion picture managers in the state.

Much of the success of the "Chimes" is due to the excellent programs presented to the audience, featuring productions from the world's greatest authors and producers, as is evidenced from the following subjects to be presented in the next two weeks:

"Mid Summer Madness" from the novel by Cosmo Hamilton; "Black Cap" by Winston Churchill; "Karamazov" by Oliver Curwood; "Forbidden Fruit" by Cecil De Mille.—Advertisement.

## Duties of Commerce Body Outlined by Joseph King

By JOSEPH H. KING.

A Chamber of Commerce to be a successful industrial developer must have a true knowledge of the subject with which it is to deal. This knowledge may roughly be divided into four parts:

First—What modern industry is.

Second—What change is taking place, or about to take place, in the industrial arrangement of the country.

Third—an accurate knowledge of what the community has to offer to industry.

Fourth—What the men who direct industry want to know.

Considering first the proposition of what modern industry is, it is evident that everyone who does not live in a city, or for there is no other way to produce those things that support life and contribute to the comfort or pleasure of living. While world is not and should not be the chief end of living it is, nevertheless, the chief occupation of life.

In considering work we are too prone to have in mind physical effort, but mental effort is also work, and both mental and physical workers are an inseparable part of the business world.

### ORGANIZED BUSINESS

The modern working world is a highly organized business, separating workers into distinct groups, each having some particular task, the combined results of their efforts being the continuous flow of goods that supplies the wants of man.

This principle of division of labor is responsible for the manner in which modern industry is organized. It first breaks up industry into a large number of business units such as mining of coal, manufacturing of shoes, selling of groceries, etc. It secondly divides workers and assigns to each group a specific task in the process of production. It finally results in the high degree of specialization that is the dominant characteristic of modern industrial methods.

The result of this high degree of specialization, so characteristic of modern industry, is to make all industry intensely co-operative. Each individual industry is, in some degree, dependent upon the others. It is the extent to which co-operation and specialized work is carried on that makes the industrial world of today what it is, and tends to centralize it in certain places.

### INDUSTRIES CLASSIFIED

In broadening out the field of our industrial study it is necessary to classify the industries that comprise it.

The chief purpose of industry is to produce goods that can be sold, or to render service for which a price is paid.

There are roughly three groups of industries that contribute to useful things that are bought or sold on the market:

First—the extractive industries that get the material out of which useful things are made, i. e., farming, fishing, mining and lumbering.

Second—the manufacturing industries that finish the raw materials into useable form.

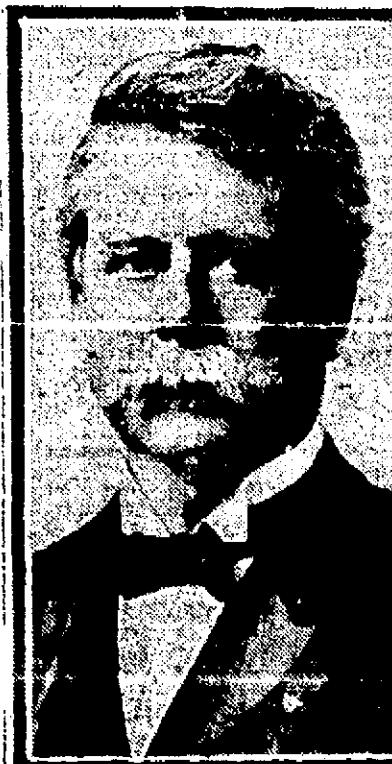
Third—the carrying industries that bring the raw materials or completed products from where they are not wanted to where they are used, i. e., merchant transportation companies, banks, crop agencies, etc.

The Chamber of Commerce as an industrial developer is largely concerned with the manufacturing industries, yet the extractive industries and the carrying industries have such a vital influence on the success of a factory that one cannot exist without the other.

We now arrive at the conclusion that the manufacturing industry, under the management of H. L. Beach, is the best position to be taken by the chamber of commerce in the state.

Much of the success of the "Chimes" is due to the excellent programs given personal attention to the selection of authors and producers, as is evidenced from the following subjects to be presented in the next two weeks:

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HARMON BELL

As first president of the Oakland Commercial Club, former president of the Chamber of Commerce, and active in many public movements, he has done much toward the development of the East Bay section; as United States Food Administrator during war times he handled many delicate problems; as an attorney at law he has always been a leader of the California Bar, and is really interested in financial circles in Oakland.

## EASTBAY IS GATEWAY FOR ORIENT TRADE

Oakland Seen As "City of Destiny" by Head of the State Realty Association.

By FRED E. REED.

Twenty days nearer the Orient than the great cities of the Atlantic—New York, Philadelphia, Boston and Baltimore. Twenty days nearer than the cities of Continental Europe—London, Liverpool, Amsterdam, Rotterdam, Hamburg, Bremerhaven, Antwerp, Copenhagen, Marseilles—all cities whose world prestige and world population have built on the model of an Orient. And Oakland twenty days nearer than any other than all of them, with the natural monopoly on the trade of the world.

A city of world's commerce, with a hundred square miles of level usable land back of her, available for industry, where rail and water meet. The industrial center of a State larger than any of the Orient.

A city of proud people, with thoughts to the future. The character of their citizenship reflected in their public works. A municipally owned waterfront—a million dollar public auditorium—two million dollar city hall. Playgrounds judged the model of the world at the Panama-Pacific Exposition and at every recreation convention since that date.

A city of churches and clubs and libraries, and all the other instruments of civic betterment that go to make life the more worth while.

And lastly and meaning more by far than ALL the others, a city of Intellectual Leadership. Five million MORE going into a public school system today unequaled in the world over.

A third of the vegetable and fruit pack of California put up in her sixteen great canneries. Supreme in shipbuilding, cotton milling and in manufacturing from candy and soap all the way to the largest stationary gas engine business on earth.

A growing, successful city. Her population twenty years ago 55,000—today three and one-third times as great—216,000.

A prosperous city, her bank clearings today five times those of ten years ago.

An efficient city, breaking all records in shipbuilding and other contests, working in a climate with a mean temperature of 53 degrees, scientists determining that 53 degrees marks perfection.

A comfortable city without extremes of heat or cold, where it's a pleasure to work and a pleasure just to live.

A healthful city, among the healthiest, recreation facilities, power, water, etc., are all matters with which the modern industry is concerned. The hinterland, its possibilities for a supply of raw materials and a market for finished products are also matters of concern.

CHANGES CONSIDERED.

Next let us consider what change is taking place, or about to take place, in the country that makes industrial development possible.

Industry was first carried on under what may be called the domestic system. The house was the factory, and the family made up the workers. All tools of the trade were owned by the head of the family.

Then came the industrial revolution that caused the march for the hand tool workers and produced the modern factory. These factories were usually located where the idea was first conceived, where the capital could be obtained, where water power was available and where raw material was plentiful.

This in time resulted in centralization of industry in certain places. In 1848 the Secretary of Treasury investigated industry reported that manufacturers were unable to sell their goods more than 200 miles from where they were made.

In order to produce goods cheaply by machinery it was found necessary to produce in considerable quantities, from which it clearly followed that a restricted market in itself limited the benefit resulting from the use of machinery.

Then came the demand for cheap transportation, and the great era of transportation development, that vastly increased the 200-mile zone.

But the day of cheap transportation is gone and markets are again being restricted by high costs. To meet this new condition the manufacturer does the obvious thing—he divides the market and establishes another plant in the new territory. This is resulting in the industrial decentralization that gives the industrial developer opportunity.

Next let us consider the need of an accurate knowledge of the community and what it has to offer to the factory. Environment stamps itself inevitably upon the individual and measures the quality and quantity of his production—climate, schools, parks, public health, housing,

best of all America, with perfect natural drainage from hills to bay. Breathing air that comes pure 3000 miles across an ocean to a land of heart's delight; where roses bloom forever in the cheeks of fair women and in the gardens of our beautiful homes.

Ladies and gentlemen, I give you plain, are gone. Athens and Rome remain eternal on their hills. And so shall my city remain, enduring through all time, because of the highest of all her services to the sons of men.

Oakland—the city of present opportunity; a city of World's future; a be erected for telephone company.

city of Leadership and Service—a City of DESTINY!

\$1,500,000 hospital to be built at Santa Monica for disabled veterans of World War is possibility.

Berkeley—Modern brick building to

## THE HOME DESIGNER

An Illustrated Monthly Magazine Dedicated to Better Home Environment

Each issue contains:

**HOMES**—Their floor plans and exterior views—All moderate priced.

**INTERIORS**—Furniture—arrangements of same—Drapes—Articles from notes taken at the "Ross Crane Lectures."

**GARDEN**—Arrangement and care—How and when to plant.

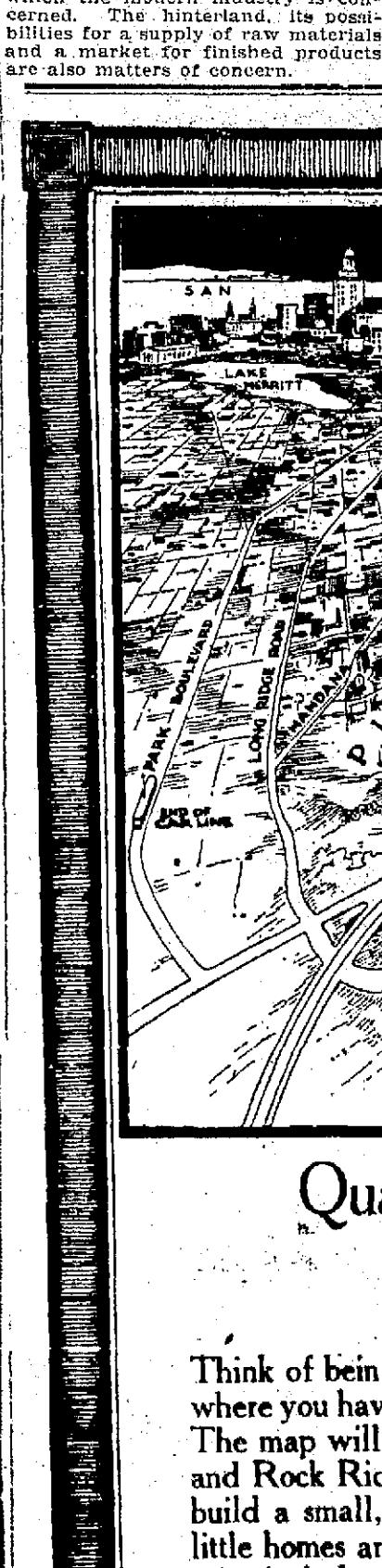
**GARAGES**—Plans and exteriors—Notes.

**HOUSEHOLD ECONOMICS**—Modern appliances—Kitchen fittings.

**DEVELOPMENT**—Where home tracts are being opened, their location and features.

**THE HOME DESIGNER**  
DIXON & HILLEN  
1844 5th Ave., Oakland, Calif.  
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At all news stands



## Quarter-Acre Homesites or Campsites

In pine groves—close in to Oakland

Only \$95 to \$800-- and on your own terms.

Think of being able to buy a homesite right in pine groves, where the soil is excellent, where you have view, and all the freedom you want—on the above low prices and terms! The map will show you how close Glenwood Park is to the Claremont Country Club and Rock Ridge. There are rolling, level or steep lots, but all are wooded. You may build a small, neat home, to camp temporarily, if you wish. A number of attractive little homes are already built. The district is free from wind and fog. The purchase price includes city water and gravelled roads.

Come out Sunday and let us show you this beautiful tract. If you will make an appointment by phone we'll drive you out.

To reach Glenwood Park take Rock Ridge car to end of line, then follow arrows. Drive out Broadway Terrace past Claremont Country Club Golf Links, then follow arrows past end of Rock Ridge car line to tract.

## VILLA SITE SALES CO.

918 Syndicate Blvd.

Phone Oak. 6474

**ALL REALTORS  
WILL ATTEND  
EASTERN MEET**

More Than Hundred From State Will Be Delegates At Chicago.

With a delegation of one hundred realtors from San Francisco, Los Angeles, Oakland and other points in California, traveling by special train, the organized realty men of this state will go as a united California delegation to the annual convention of the National Association of Real Estate Boards at Chicago in July, with the expectation of securing for San Francisco the "convention of 1922."

Officers of the California State Real Estate Association are handling arrangements with the officers of local real estate boards, for the purpose of uniting all travelers to the convention in one party which is to leave Oakland July 7. At Salt Lake

**Hayward, Second Largest Poultry Center in State**

The industrious hen thrives in the Oakland back country and produces millions of dozens of eggs, the value of which mounts into the millions of dollars annually. This scene is on a comfortable little plot on the famous old Meech Estate, which is being offered to those who want a living from a small amount of land. The poultry industry adapts itself to these conditions.



**Truman Undertaking Co.**

CHARLES H. J. TRUMAN, General Manager  
1919 Mission St., San Francisco 2935 Telegraph Ave., Oakland  
Market 109

**THE MARK OF CHARACTER**

There is a peculiar poise of carriage, a certain kindly bearing which distinguishes one man above his fellows. So it is in our profession.

Such praise as we receive is merited by the kindly dignity of every service and careful attention to even the smallest details. Every member of the organization is working in harmony toward that perfect service — which only is our goal.



**1920 NOTABLE  
YEAR FOR CITY**

Outstanding Oakland developments in 1920, as reviewed by Joseph E. Caine, managing director of the Oakland chamber of commerce, follows:

Sixty-five new industries were located, an increase of five over 1919. Their capital invested totaled more than \$11,000,000, they added 4000 workers and \$7,000,000 to Oakland's payrolls annually.

They bought land totaling 116 acres for \$765,000.

Industrial building permits totaled \$2,756,640, or a million more than last year.

Shipyards launched twenty-

seven steel vessels, total dead weight tonnage 242,500.

The new factories produce twenty-seven different articles, and one of them is the only clothes-pin plant west of Vermont.

The Harbor Development Committee and the Traffic Bureau were responsible for four trans-oceanic steamship lines making Oakland a port of call on a parity with San Francisco.

Banc clearings passed the half-billion-dollar mark, an increase of \$100,000,000.

The Federal Reserve Bank report shows Oakland retail trade to be the healthiest on the Pacific Coast.

According to the latest census, Oakland is becoming the tenth largest growing city in the United States.

Beam, Glenn C. Barnhart, Omer F. Darling, Harry W. Isaacs, L. B. Magoo, Albert A. Norman, Paul L. Sternberg, C. B. Strong.

**TERMINAL TO  
ADD SIX-STORY  
FACTORY PLANT**

Lofts for Manufacturing Concerns to Be Erected On the Western Waterfront.

Plans are now in the hands of officials of the Pier Terminal Company for proposed six-story factory building to be erected on Pier 1 property on the Oakland waterfront. The building will cost in the neighborhood of \$250,000, according to estimates furnished Fred D. Parr, president of the company, the factory lot, according to Parr, will be suitable for anything yet attempted on the Pacific coast, in that all facilities and services in the entire building will be furnished at a nominal cost to the occupants. This, it is stated, will assure ready rental of space in the new building to any industrial enterprises that wish to locate but have been hampered because of the lack of loft space available.

According to plans of the Pier officials, loft space in the new building will be allotted to occupants on a first come, first served basis, and a tariff rate will be arranged for the use of the "apartment house" facilities afforded by the building management. The building will be constructed of reinforced concrete with metal sash, each wing being 73 feet in width, which will assure sufficient light for any industrial institution.

Floor space available in the "apartment lofts" will total 20,843 square feet.

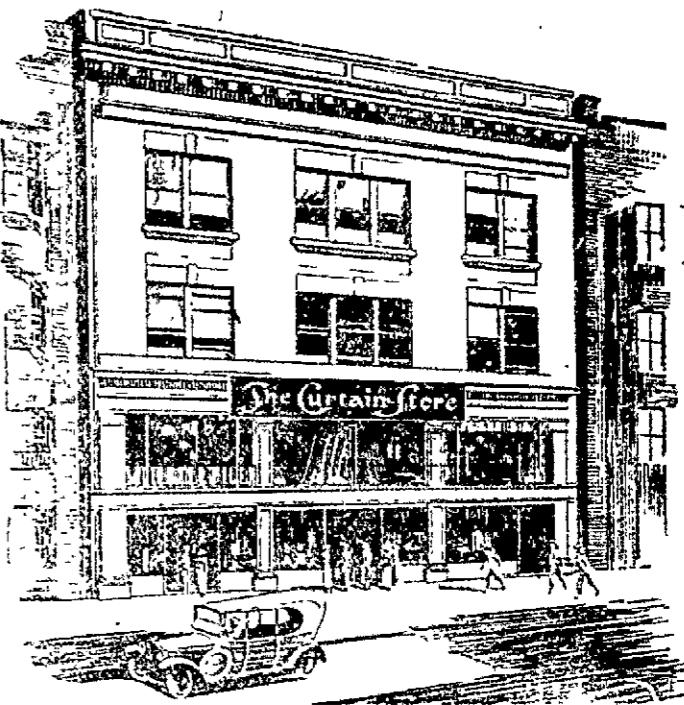
Light and heat, power, steam, compressed air, gas, electricity and telephones are among the features which, according to the plans, the Pier officials expect to be furnished by the building. A central traffic bureau will also be placed at the disposal of tenants.

The entire ground floor of the building will be occupied by a central shipping, receiving and warehousing department, operated by the building management, for the convenience of tenants. All materials will be received and delivered to occupants on the floors above as needed. Finished products also will be stored, to be shipped by water, rail or motor transport, as desired.

One of the advantages of the new building, Pier officials point out, is that it will be so located that water, rail and motor truck lines are available at its very doors. Thus, they say, will eliminate the loss of valuable time and labor, and with the central shipping and receiving department in operation, will go along with the handling charges for both raw and finished products to a great extent.

Savings afforded by these features alone, they say, will assure the rental of all space in the building before it is completed.

Recent surveys conducted by the new building committee of the Oakland Chamber of Commerce disclosed the fact that several industrial concerns desirous of locating on the east side of the bay had been forced to establish elsewhere because of the lack of factory loft space available.



**R**ECENTLY The Curtain Store purchased its building, 520 Thirteenth street, in order to have more room for storage of goods and workrooms. We make all our own Upholstered Furniture and Draperies, and have now on hand an exceptionally large stock of everything for Curtains, Draperies and Upholstering.

**THE CURTAIN STORE** prices are always moderate, and our service includes the advice and assistance of expert decorators.

**The Curtain Store**  
520 THIRTEENTH ST.

# THE OAKLAND BANK OF SAVINGS

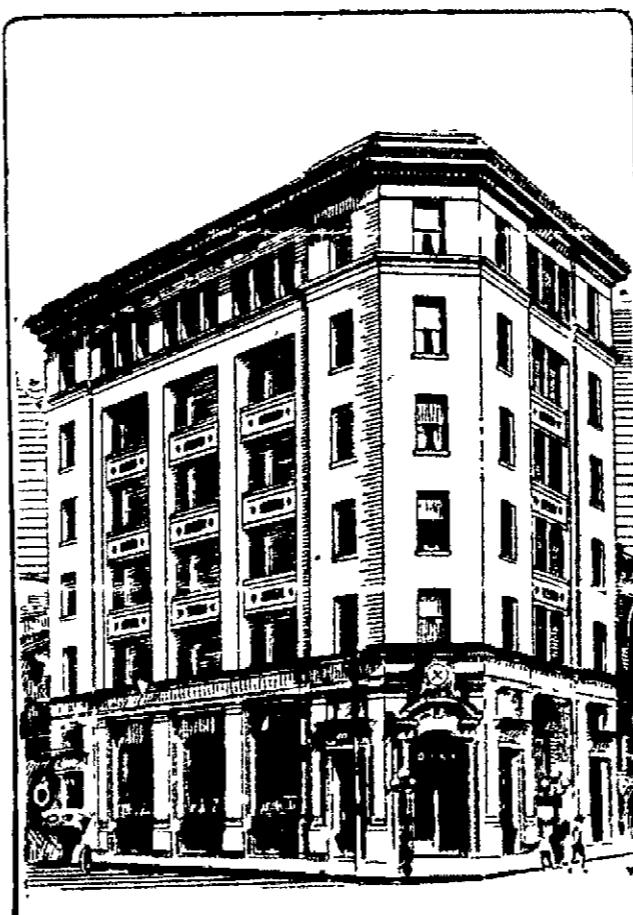
MAIN BANK, Twelfth and Broadway



*Serving the East Bay Cities*

Alameda County's Oldest and Largest Bank, with four buildings, located in the various business centers of Oakland and Berkeley, is growing to such an extent that another building is necessary, and on the Broadway property adjoining the main bank, we will erect a handsome Class A building, connecting same with the present bank. This will give us one of the largest banking rooms on the coast, with 150x100 feet of floor space.

BERKELEY BRANCH, Shattuck and Center



This addition to Oakland's buildings has been made possible through the confidence of the people in our policy and management--a confidence of which we are proud and will always endeavor to warrant.

WEST OAKLAND BRANCH,  
1228 Seventh Street



EAST OAKLAND BRANCH,  
East Fourteenth and Twenty-third Avenue



# OAKLAND TO BE COAST FARM CENTER

85 PER CENT OF  
STATE'S GRAIN  
TO COME HERE

Farm Bureau Elevator and  
Exchange to Make City  
Produce Center.

Eighty-five per cent of the grain produced in the state of California is to be shipped through Oakland.

With the establishment in this city by the California Farm Bureau Exchange of a great grain elevator, a grain exchange and a system of warehouses, Oakland has become the grain center of the Pacific Coast.

The elevator is now operating and it is coming grain in daily shipments. Within a short time the grain exchange will be in operation, headquarters will be established in this city and work will start on the warehouses and other facilities.

Some idea of the magnitude of this venture, which is a new one for Oakland, will be gained from the fact that 18,750,000 bushels of grain will be handled annually through the Oakland docks.

This will mean an enormous addition to the city's marine commerce as the bulk of the crop is shipped by water, will mean that a steadily increasing number of river craft will make Oakland their point of destination and that the grain handling industry will become recognized as one of the leading activities of the city. Establishment of the exchange will be a new venture for the community and will put Oakland in first place as coast grain center. Quantities of the produce will go to the entire country under the Oakland date line and grain growers will be educated to look to this city as their headquarters.

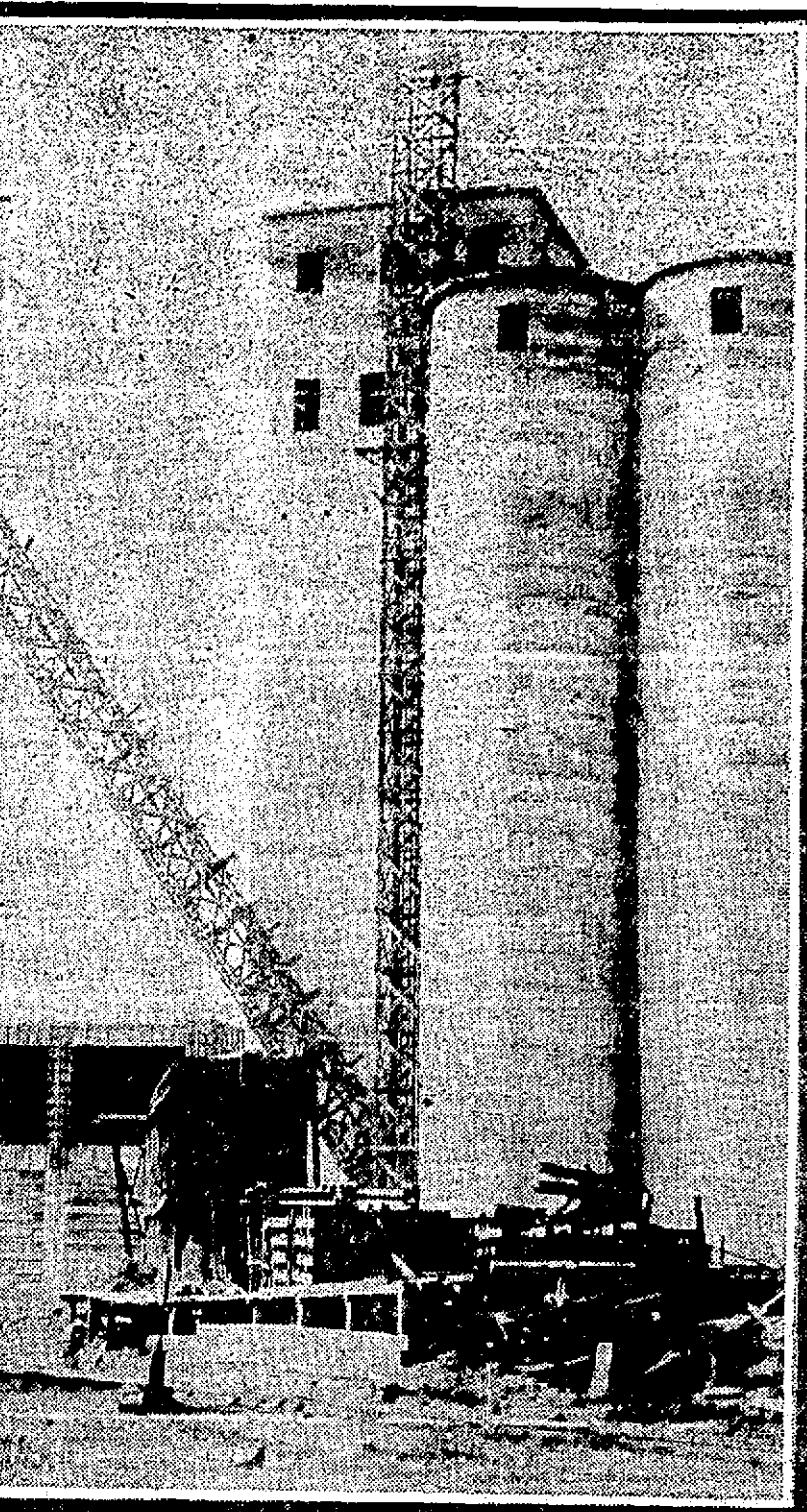
The allied farmers who, as members of the California Farm Bureau Exchange are allied with the United States Farm Bureau Exchange, represent 38 counties and 85 per cent of the arable land in California in production. They will be able to gather the grain in twenty-five local elevators of 75,000 to 100,000 bushels capacity each, and then to send it in bulk to Oakland, where the elevator has a capacity of 2,500,000 bushels. To handle the season's crop it will be necessary to empty and fill the regional elevators at least ten times, and the Oakland elevator seven or eight times.

The old sacked grain system has been discarded with the establishment of the elevators and 100,000 farmers will be saved \$10,000,000 annually in sacks and freight charges. The grain will be poured into Oakland in bulk; where it will be graded and shipped and where the elevator on the estuary will be able to handle fifty carloads a day.



## Makes Oakland Grain Center

Gigantic new elevator through which 80 per cent of the grain of the state will flow. This is but one of the units in the plan of the California Farm Bureau Exchange to make this city the "Chicago of the West."



For a  
Bigger  
and  
Better  
City

Grant D.  
Miller  
Coroner

NATIONAL  
WOOD RENOVATING CO.

Grows With Growing  
OAKLAND

Manufacturers and Jobbers  
of Building and Janitorial Supplies

The Fastest Growing Company in the Business

312-316 Twelfth Street  
PHONE OAKLAND 8807

Kansas City, Mo.

OAKLAND

Indianapolis

STRABLE HARDWOOD  
COMPANY

HARDWOOD LUMBER

Veneered Panels

Hardwood Flooring---Wall Board

Black Rock---Beaver Board

511-545 FIRST STREET

OAKLAND, CALIFORNIA

Telephones: Oakland 245-246

Telephones:

Oakland 18  
Alameda 157  
Berkeley 981

ALBERT, BROWN  
COMPANY

Established Nov. 10, 1873

UNDERTAKERS

OAKLAND:  
582-584 Thirteenth Street

The elevator is equipped to load into train at an even faster rate. This new system of bulk handling of grain, the farmers say, will enable the Coast to compete with the East where the bulk plan has been used for years.

To take charge of the Oakland grain exchange, Fred T. Bigelow, former secretary to the state market commission, has quit his position in Sacramento and is here at work. Arthur Baker, assistant state purchasing agent, has resigned that position and the purchasing head of the grain venture will be left to the Oakland grain exchange, its elevator equipment, and the scope of the plans, which mean more than three-fourths of the grain of the state are to go through here, have been but little understood. There has been no development in the history of the city that will mean more for increased shipping or that will attract a wider attention to the community.

**Spiders Interrupt Telegraph by Webs**

Buenos Aires, May 31.—A large part of the telegraph service into the interior of the country is interrupted, as occurs almost annually at this time, as a result of weaver spiders whose long silken lines crossing the wires cause short circuits.

Los Angeles—Westinghouse Electric & Manufacturing Company to erect \$1,000,000 plant.

Loyalty—Construction of railroad to Calpine lumber camp resumed.

New oil wells in state pass 500 mark for year 1921.

San Jose—5,000 acres planted to sugar beets throughout valley.

## QUARTER-ACRE SITES OFFERED

## MERCHANTS PLAN BERKELEY FAIR

Quarter-acre camp or homesites are being featured in the Glenwood Park sale, now being conducted by the Villa Sales Company. The tract is covered with pine trees and presents a most attractive location for a summer camping spot. Its unobstructed marine view and commanding position in the heart of Oakland insure increasing popularity as a permanent homeite.

Glenwood Park is a short distance from the end of the Rockridge car line and is 44 minutes' ride from San Francisco. It is reached by automobile over Broadway Terrace. It is 18 minutes' drive from the Oakland city hall. It can also be reached from the Tunnel road and Skyline boulevard, by a new road now almost completed.

There is a new subdivision now on the market that is covered with pine trees. There are ninety-five campsites and 90 homesites on the property, all of about a quarter to a half-acre in size. Easy communication is insured by good gravel roads. The price of every lot includes city water.

The company has put up red arrows directing visitors to Glenwood Park and has made all arrangements for the convenience of visitors to the property. Farris Wheeler is tract manager for the district.

Blue Lakes—\$125 contract let for construction of concrete bridge across Powers Creek.

In a large tent near the center of the city merchants and manufacturers of Berkeley will hold in August an old-fashioned industrial fair, with Anthony A. Tremp, exposition manager of wide reputation in charge. The fair will open on August 18 and run for a week. An admission of 10 cents will be charged during the day time and 25 cents at night. All carnival features will be eliminated. The exhibits will be conducted on strictly educational lines. There will be music during the evenings and each day will be set apart for some special feature. The San Francisco and Oakland chambers of commerce will be invited to participate on special days, and to bring delegations of business men from their cities to help in the development of a spirit of co-operation among all of the cities about San Francisco Bay.

### Home Designer to Be Published Here

Oakland is to be the publication city for a home builders' magazine, to be conducted along original lines by two practical home builders, Walter W. Dixon and R. C. Hillen, the former a designer and the latter a builder of homes, have in course of publication "The Home Designer," which is to be issued during the month of June from offices at 1844 Fifth Avenue. Dixon and Hillen are both well known in the East Bay development world. Dixon has designed many homes and Hillen has built more homes of the bungalow type than almost any builder in this section.

The Home Designer will be devoted to the interests of the bungalow or moderate priced home-seeker. The man with a great estate will draw his inspiration from other publications, but the man who wants a place of moderate price will be told how to get the latest ideas and incorporate them into his home at the lowest figure.

The two publishers feel that there is a field for such a publication and that they will be able to issue a magazine that will appeal not only to local home builders but to the country at large. They propose to invade the Eastern field as well as that close at home.

### Hydro-Electric Power Will Be Big Factor

A tremendous factor in the immediate future development of Pacific coast states in the domain of manufacture is the superior resources of these states in hydro-electric power as compared with any other state or any other sections of the United States.

California has greater water power resources than the states of Maine, New Hampshire, Vermont, Massachusetts, Connecticut, Rhode Island, New York, Pennsylvania, New Jersey, Delaware, Maryland, Virginia, North Carolina, South Carolina, Georgia and Florida combined.

California has greater water power resources than all the states of the Missouri and Mississippi Valleys from Pennsylvania to Wyoming. Four Pacific coast states—Washington, Idaho, Oregon and California—have water power resources amounting 38,143,000 horsepower, or several million horsepower more than all the remaining states com-

## VALUE OF STATE PRODUCTS AMAZES

By R. B. HALE,

Little do the people in California know about the big things that are being done in this state. We are inclined to be a little too provincial in our thought. We are likely to consider the problems before us as being entirely separate and apart from us individually, without realizing that the success of these great industries is essential to our own prosperity. This state can only be completely won over, together in the interests of all, and in turn the result of general prosperity will be enjoyed by each individual member of society. People can be brought to a realization of their relation to the products of California, only through education.

It is important that the school child, coming into young manhood or womanhood with that sacred right of an American citizen, the voting franchise, and also the grown-up, already, exercising the right of private life, should know his or her interest in the Stanislaus almond; Santa Clara prune, apricot and cherry; Fresno fig and raisin; Placer plum; Sacramento pear; Watsonville apple; the citrus fruits of San Bernardino, Tulare, Riverside and Ventura; the great field crops of the state covering 5,000,000 acres and representing a value of over \$240,000,000. They should know of our live stock, dairy, lumber and oil industries. They should know of our power plants turning wheels hundreds of miles away which enable them to cook their food on electric stoves, to ride on electric cars, to warm their bodies by electric heaters, and to light their rooms as they go to bed at night. The total value of our products is well beyond the billion mark annually, exclusive of manufacturing industries, which itself, the total by hundreds of millions of dollars.

Field crops.....	\$240,000,000
Garden truck.....	16,000,000
Seeds.....	25,000,000
Fruits.....	236,000,000
Milk and by-products.....	100,000,000
Lumber.....	60,000,000
Minerals.....	312,000,000
Live stock, poultry, swine, etc.....	100,000,000
Total.....	\$1,018,000,000

California was named the Golden State because of her gold production, and she still ranks as the greatest gold producing state in the American union; but her \$14,300,000 produced in 1920, pales into insignificance in comparison with the state's productivity. We are living in a vast empire in a golden age of opportunity, but what we do with our opportunities is a question for us to determine.

No organization is great unless it has great and definite objectives. No community becomes great except by united effort in support of a common and a worthy purpose. In the face of a world war, the people of California carried to a successful conclusion an exposition which gave to the world more new ideas in exposition building than any one which had been held prior to that time. It was a credit to the state and a credit to the nation, and it succeeded successfully in the face of the difficulties prevailing during its period of operation. Within two years after the exposition closed, our own country was facing the problem of entering the war.

Santa Rosa—Plans for construction of community club hotel under way.

Hollister—Union Oil Company leases big acreage in Bitterwater valley.

Los Angeles—Southern California Edison Company turns on power in new Kern river plant No. 3.

Sonoma—Five-acre site purchased for new \$200,000 hotel.

Quincy—Development of two gold properties in county resumed.

Santa Rosa—Muther Cigar Company to enlarge and remodel plant

## GARDEN FARMS ARE HALF SOLD

Fruitvale Garden Farms is the closest acreage subdivision to the heart of Oakland on the market today. It is being sold by the Villa Sites Sales Company in quarter or half-acre sites or larger to suit the buyer, and some of the quarter-acre sites can be purchased for less than \$300. There are 102 acres in the property. About half the acreage has been sold.

Fruitvale Garden Farms is so named because it is an ideal area for the growing of garden truck and fruit trees. It is almost completely covered with bearing fruit trees, most of them being apple, pear and plum trees. Most of the residents living in the district at the present time grow all their own garden produce and many have plenty left over. The excellent soil makes their gardening easy and their crops gratifying in size and quality. Some of the residents are making their property pay for itself.

The district is located toward the hills from the junction of Fruitvale avenue and Hopkins street and is reached by automobile on Fruitvale avenue. Three short level blocks lead from the track to the Hopkins street and to the Fruitvale avenue car lines.

It is about 9 minutes' drive in an automobile from Fruitvale Garden Farms to the city hall of Oakland.

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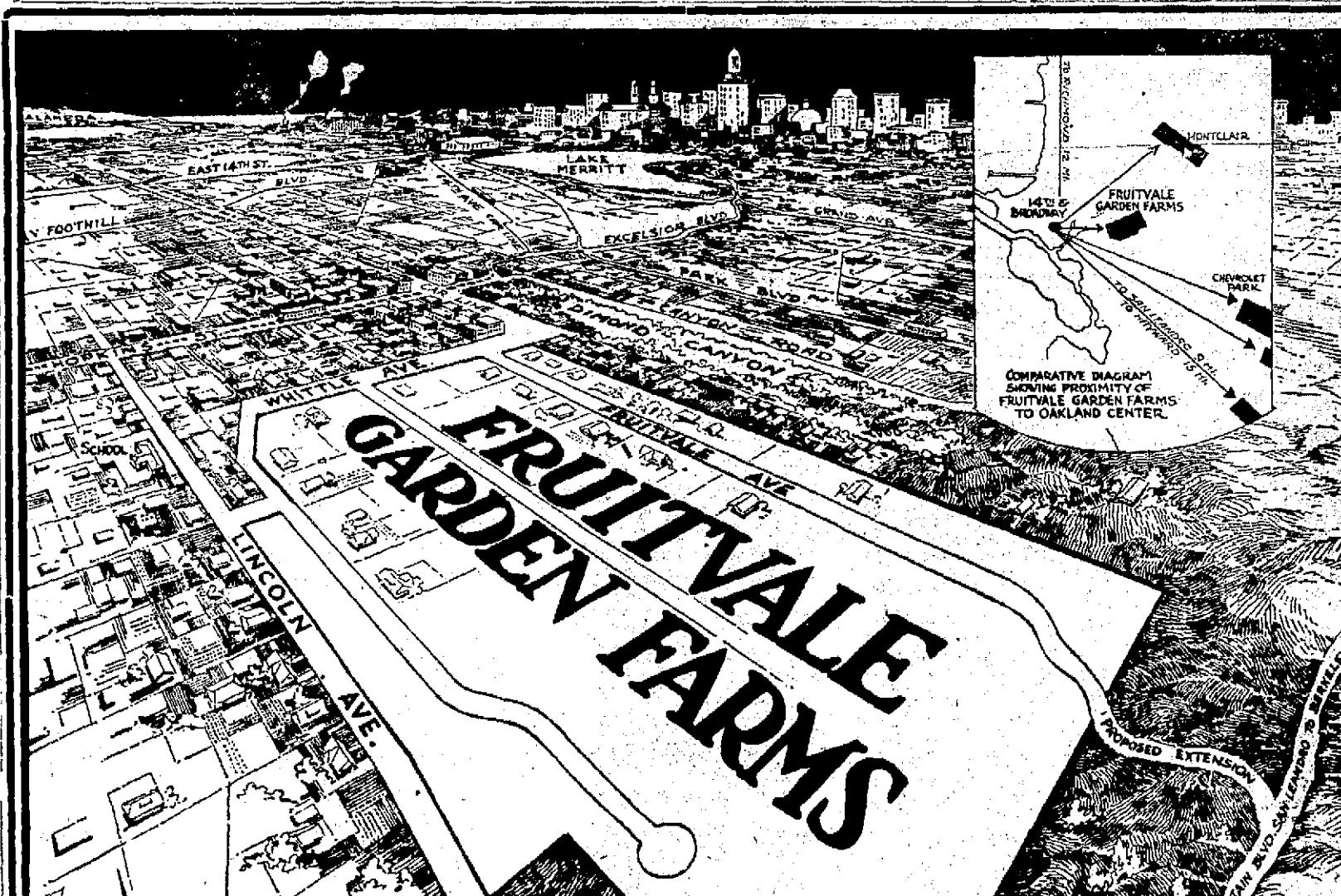
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ALAMEDA  
BERKELEY



## Closest in Acreage to Be Had Today

The diagram on the above map will show you how near to the center of Oakland this property is. It consists of 102 acres, the greater part of which is in bearing fruit trees—apples, pears, plums, etc. The soil is excellent—so good that you can plant a garden and make the soil keep up your payments on your acreage. About half of Fruitvale Garden Farms has been sold. Before it is all gone make your selection of a quarter, a half acre or more.

1/4 Acres

Terms to Suit Purchaser

As Low as \$295

This is positively the closest in acreage on the market today, and the transportation is all that could be desired. Only three short, level blocks to two car lines, the Hopkins St. or the

Take either Fruitvale Avenue or Hopkins Street car to the corner of Fruitvale Avenue and Hopkins Street. Then walk up Fruitvale Avenue toward hills

VILLA SITE SALES CO.

918 Syndicate Bldg.

Phone Oak. 6474

Fruitvale Avenue. You can drive to the center of Oakland's business and amusement centers in nine minutes. There's every reason for buying in Fruitvale Garden Farms if you wish an income-producing home place. Plan to see it next Sunday.

# HILLS ARE CONQUERED BY BUILDERS OF HOMES

**IN ALL AGES  
SLOPES FIND  
WARMEST FAVOR**

**Story of Eastbay Residence  
Sections One of Desire  
for Beauty.**

**To Famous Hillside Districts  
Have Been Added  
New Ones.**

From immemorial times the slopes of hills have been the preferred and desirable situation for homes. Castles crown the hill tops all over



**FREE TRIP -**

At the bottom of this advertisement there is a coupon worth \$2.00 off your \$5.00 down and \$5.00 a month you can buy a small section of the richest, finest, all purpose lands of the Meech Estate at Hayward.

One of these \$50 down pieces will accommodate a flock of 250 chickens, grow all of the fruit, vegetables and berries you can eat and have room for your cows which can be a temporary structure if you desire.

City water and sewers already installed.

Streets already graded and being graveled.

We Also Have Orchard  
Pieces

Our orchard pieces each contain from 12 to 72 big trees and can be bought on terms of from \$70 to \$200 down. Temporary houses permitted.

These orchard pieces are supplied with city water, sewers and streets—all now in.

The trees consist of apricots, cherries, plums and prunes, all in full bearing. The buyer gets the crop.

Cut out the coupon and see these Sunday.

**Orchard Bungalows**

We also have 5 orchard bungalows, built and in the trees. These are all modern, up-to-date homes, some with hardwood floors, breakfast nooks and sleeping porches. Terms \$500 down and the balance monthly.

Cut out the coupon and see these Sunday.

**A 4-Room House for \$275 Down**

This house is brand new and is within walking distance of the S.P. trains to Oakland and S.F. It is located upon a one-acre lot upon which you can raise almost anything you will to grow. Well over 50 feet. Total price \$250 without the well. We will put in well and buyer can pay for same on installments. Biggest bargain in Hayward.

Cut out the coupon and see this Sunday.

**Completely Improved, High Class, Restricted Suburban Orchard Homesites**

If you prefer an exclusive neighborhood, protection against temporary houses, highest type of macadamized streets, concrete gutters, curbs and sidewalks, gas, electricity, water, sewer, etc., we have orchard lots of this description within 2 blocks of the newest cars at Hayward. Terms \$500 down and the balance monthly.

Cut out the coupon and see these Sunday.

**On the Lands of the Meech Estate at Hayward you will find first, third, half and full acre lots, on terms to suit almost any buyer able to make regular monthly payments. We have many vegetable, alfalfa, berry, berry, nursery and orchard lands.**

**CUT OUT THIS COUPON AND INVESTIGATE.**

**CUT THIS OUT  
Good for 36c**

To receive this property, take Hayward electric car and get off at Summit Boulevard at Maywood.

Send this coupon with you for refund of car fare (two ways).

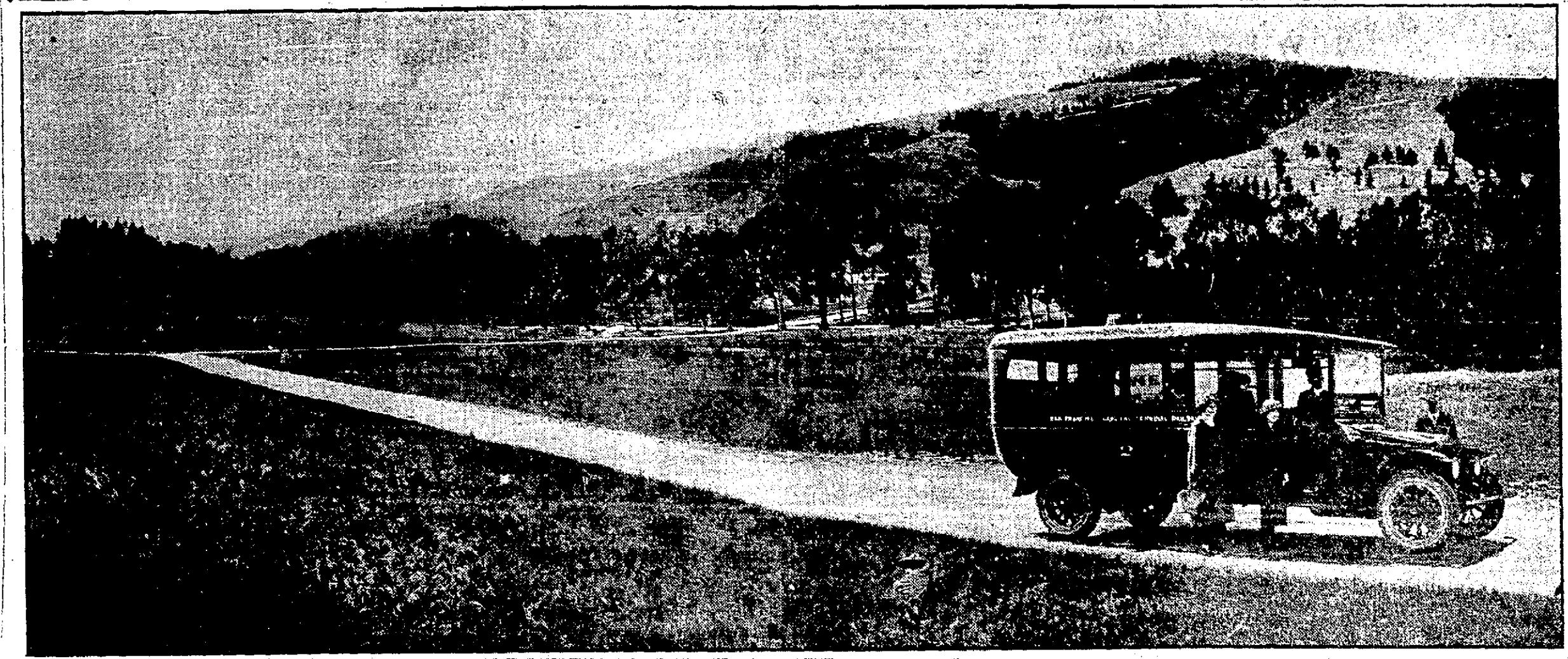
Check your coupon before you mail it. Our orchard lots are located on the east side just outside the city limits of Hayward.

Do not give this to the conductor.

**W. MEECH ESTATE  
INCORPORATED**

New office at Summit Boulevard and Castro Street, Hayward, phone Maywood 1024. Old office, 202 Broadway, San Leandro, phone Oakland 2414.

The site of the new settlement known as "Montclair" showing where and how the owners of these rolling hills with intersecting little canyons and valleys have developed the property into homes for those who want a bit of acreage with all of the comforts and improvements of the city. "Montclair" is just over the hills from Piedmont which is now a part of the city of Oakland, except as to municipal organization, and it stands with reference to the city of today just as did Piedmont a decade ago.



## COAST PREPARED FOR NEW TRADE

The rapid growth of the Pacific Coast States in population, commerce and industry has never before been so noticeable as it is today. The street plan and the business center of the new townships which are being built on the level, sandy stretches. For had the early settlers at the time laid out their rolling slopes of rich soil remained physically much the same as they were when the three sons of Antonio Porata herded their cattle upon these hills in the days when all this countryside was a Spanish grant—in the days before the Grinnell came. Only tall eucalyptus and groves of orange trees tell the story of the new life born since old Antonio Porata enlivened his sons to live in peace and amity. "nor quarrel over a matter of a few calves, for do not the herds bring forth every year?"

But from now on this is to be a growing "city within a city." Ten miles of macadamized roads are being brought to completion. All city services are being installed. Mortons on the map.

**FOLLOWED EXAMPLE.**  
Even when the dwellers in the young cities of the East Bay—led by that age-old urge to have a home on elevated ground with its perpetual inspiration of pure air and lovely views—began the development of Linda Vista and Adams Point, the example of San Francisco was still potent and the street layout of these sections, though by no means a checkerboard, leaves much to be desired. The steep grades of Oakland avenues are an example of unintelligent city planning.

It was not till the first ten years of this century that there began that conquest of the hills for homes which has made the Piedmont and Berkeley hills famous. What has already been done and what is being done in new developments like Westmont, with its broad boulevards, the farm of the marvelous beauty of the hillside home places of this East Bay region to the remotest corners of the earth. For nowhere in this country has there been a more symmetrical development from the city planning point of view.

**NEW SECTIONS.**  
Beginning with the work of Duncan McElroy in Claremont and Northbrae, dating back more than eighteen years, there has been, in continuous springing into being of new residential developments consonant with those that had gone before, till at length, along the whole stretch of hill slope from Dimond Canyon to the Contra Costa line, there is an almost unbroken chain of residential parks or villages, each a gem in a fine setting—that like a gem in a fine setting—that now comes Montclair. Similar in its hill slope situation, in its wooded character and healthful location, to the best of the previous developments there is, from a city planning point of view, one significant difference.

It is right in the midst of these—like a gem in a fine setting—that now comes Montclair. Similar in its hill slope situation, in its wooded character and healthful location, to the best of the previous developments there is, from a city planning point of view, one significant difference.

Here for the first time in the history of the development in the East Bay—San Francisco has, in its hill slope residential park, laid out with every convenience and utility of city life, not subdivided into forty-foot lots or fifty-foot lots, but instead, into spacious villa plots of a half acre or more. Considering that Montclair will have, when fully built up, a population of some five thousand families, of twenty thousand people, the importance of the unique spaciousness and in consequence greater opportunity for gardens and play space—for fresh air and outdoor life—for many thousands of our people, can scarcely be estimated.

It is certain that, at the rate the East Bay cities are growing industrially and commercially, the comparatively narrow strip of land along the railroads and the waterfront will soon be given over almost entirely to business and industry.

There is already drift of population to the hills. From now there are very few houses being built on the level land west of Broadway. Fortunately is the one who recognizes how the tide is setting and secures a spacious homesite in the hills now while such homesites are so

## Building Permits Reflect City Growth

Building permits are an excellent index of the growth and prosperity of any city. In Oakland, in 1920, the total volume of building, despite relatively high costs, was greater than for any other year in the city's history, being \$9,459,836. This was \$2,555,414, or 30 per cent, more than double that of 1918, and more than double that of 1917.

Of the total of nearly nine and a half million expended in building construction, \$2,016,793 was devoted to the expansion of existing and the location of new manufacturing plants. At least \$10,000,000 additional was expended for land and machinery for the equipment of these plants.

With so splendid a showing in such a basic industry as building, it is natural to assume that general business during the year has been good. That such has been the fact is clearly demonstrated by bank clearings, which reached the magnificent total of \$562,613,822, compared with \$459,533,835 for 1919, an increase of 20.2 per cent. The strides Oakland has made commercially in recent years are indicated by the statement that Oakland bank clearings have doubled since 1916 and increased sevenfold since 1908, when they were but \$76,874,732. Berkeley bank clearings for 1920 were \$150,987,821, or twice as much as those of Oakland in 1908.

## Oakland Center of Northern California

Within a radius of 500 miles of Oakland there is a population of 4,496,201.

Within a radius of 1000 miles of Oakland there is a population of 8,819,638.

Not only is Oakland the center of population of states bordering on Pacific and tributary to San Francisco bay—contains a greater population than Southern California south of Tehachapi—tributary to Los Angeles. The Northern California counties have an aggregate population of 5,000,746. The Southern California counties have an aggregate population of 1,356,963.

The specifications of the new car have not been made public, but the car is to sell for less than \$1000.

Many times in the past it has been suggested to Durant that he put out a car bearing his name.

His name has been a famous throughout the world. His

name has been a favorite throughout the world.

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# HARBOR DEVELOPMENTS MARK ERA FOR EASTBAY

**SURVEY SHOWS  
BERKELEY HAS  
102 INDUSTRIES**

Chamber of Commerce Lists  
the Plans in College City;  
Variety Apparent.

One hundred and two industrial plants are now in operation in Berkeley, according to a survey recently completed by the Berkeley chamber of commerce. The chamber has asked that any manufacturer inadvertently omitted from this list send his name to the secretary that the survey may be made complete. Following is the list:

American Photo Player Co., American Standard Oil Company, Art Bindery, Berkeley Iron Works, Berkeley Cigar No. 652, Berkeley Textile Co., Berkebauer Machine Works, Berkthorn Printing Co., J. Bouse, Berkeley Wicker Works, Braden Tile Works, Browning Fruitt Preserving Co., Built-in Exurie Co., Bunting Iron Works, Bushnell Manufacturing Co., Byron Jackson Iron Works, California Bear Co., California Cider Co., California Corrugated Culvert Co., California Door Co., California Ink Co., California Mission Furniture Mfg. Co., California Packing Co., California Tissue Co., Carbonic Center, St. Garage, Coast Casagnozzi Co., Cocacola Co., College Knitting Co., Commercial Acetylene Supply Co., Cromwell Rotary Baking Co., The Cutler Laboratory, Dwight Way Mattress Factory, El Capitan Cigar Co., El Dorado Oil Works, W. P. Fairburn Mfg. Co., Flash-Clark Furniture Co., Fishers Bakery, Gladden Paint Co., Golden Sheaf Bakery Co., Golden State Mineral Co., Griffiths, Hall-Scott Motor Co., Hays Sanitary Drinking Fountain, Heath & Son, Leywood Lumber & Supply Co., Higgins' Mfg. Co., Hygienic Health Food Co., Independent Mill & Lumber Co., International Distributing Co., Jenzel Bros., Johnson Gear Co., Kawneer Manufacturing Co., Kercher Electric Company, Macaulay Foundry Company, Mansfield Block Company, Maxwell Ward Adams Engine Co., Metropolitan Metal Co., Monarch Oil Refining Co., Nova Shoe Heel Co., Overstrom Ore Concentrating Co., Pacific Guano and Fertilizing Co., Pacific Spring Bed Co., Peck's Candy Factory, Peet Bros. Mfg. Co., Petroleum Products Co., Sam'l Taylor, Superior Tile Products Co., Tilden Lumber Co., Union Soaker Phosphate Co., West Berkeley Macaroni Co., Werner Cement Tray Factory, West Coast Kalsomine Co., West Coast Mattress & Upholstering Works, Western Toy Co., Wheeler, Heynolds & Stauffer Chemical Works, Vegetable Oil Corporation, Winter's Chewing Gum Mfr. Co., Winter's Courier.

## MOSS ESTATE

Get a home of your own in the best city in the world.

See these  $\frac{1}{4}$  and  $\frac{1}{2}$ -acre lots in the sunniest and prettiest part of East Oakland. Fast trains to Oakland, San Francisco and Alameda.

120 acres fronting right on Foothill Boulevard near S. P. station and walking distance to street cars. Fine soil, marine view, big oak and gum trees. We have lots with all street work done and 100 lots fronting on Foothill Boulevard.

### Suitable Restrictions

$\frac{1}{2}$  acres above the Boulevard with rock streets and city water, as low as \$475—

**1/4 ACRES  
\$315 AND UP**

**Easy terms—save money and make money by buying one of these lots at a price that you WILL NEVER GET AGAIN.**

Build your own home and save rent. Nothing down for 2 years. If you build now you can begin paying for the land at end of 2 years.

Come out today or any day—and look over this property.

### HOW TO GET THERE

Take S. P. Melrose train to Parker station and walk 2 blocks north to Boulevard; or auto out Foothill Boulevard to 77th Ave.

**THE MINNEY COMPANY  
OWNERS**

Tract office on the land, or 607 Syndicate Bldg.

## Waterfront Growth Old By Drawing Parallel

By EUGENE BOWLES.

Oakland Chamber of Commerce.

It was Will Shakespeare who first drew the "deadly parallel." And ever since it has been the fashion in our most recherche political circles to demand of the dear people to "gaze on this picture and then on that"—with what deadly effect the victims of the "deadly parallel" can give ample evidence.

Nevertheless, notwithstanding the immortal bard's asseverations, comparisons are not always odious. On the contrary, they are frequently most estimable. Therefore, touching Oakland and its sister cities on the mainland of San Francisco bay, let us take a look at the "then and now" status of the port of Oakland.

"Then" we will place in the year 1913 and "now" in Anno Domini 1921.

The then Oakland inner harbor had but seventeen concerns operating along its shores, and for the most part they were comparatively small in their scope.

Now the inner harbor concerns number thirty-eight, and among them are some of the largest industries of their kind on the Pacific coast.

Nineteen-thirteen is selected as a basis of comparison because in that year the Federal government's operations in developing this harbor were well under way and had begun to attract industries to the mainland. At that time the principal concerns fronting the inner harbor were as follows, in their order from the bay eastward:

**IN OAKLAND.**  
Western Pacific Railroad: mole and ferry slip.  
Southern Pacific Railroad: freight slip and shipyards.  
Western Pacific Railroad: freight yards.  
Moore & Scott Iron Works: ship repair yard.  
Howard Company: freight warehouse and forwarding.  
Southern Pacific Railroad: ferry slip (foot of Broadway).  
Municipal wharves.  
Hagan Lumber Company.  
Adams wharves.  
Sunset Lumber Company.  
Standard Gas Engine Company.  
E. K. Wood Lumber Company.  
Union Gas Engine Company.  
**IN ALAMEDA.**  
Barnes & Tibbitts; wooden ship repair yard.  
United Engineering Company; ship repair yard.  
Alaska Packers' Association.  
Dow Pump Works.  
These industries extended from the bay to the head of Brooklyn Basin, a distance of four and three-quarters miles.

In 1921 the industries fronting Samuel Taylor, Superior Tile Products Co., Tilden Lumber Co., Union Soaker Phosphate Co., West Berkeley Macaroni Co., Werner Cement Tray Factory, West Coast Kalsomine Co., West Coast Mattress & Upholstering Works, Western Toy Co., Wheeler, Heynolds & Stauffer Chemical Works, Vegetable Oil Corporation, Winter's Chewing Gum Mfr. Co., Winter's Courier.

land go forward with such great strides. Some of the "high lights" of the growth of the Oakland section are:

Oakland is one of the ten fastest growing cities in the country as shown by the 1920 census.

Oakland led all cities in the Twelfth Federal Reserve District in improved business conditions.

Each week Oakland's bank clearings have increased over the corresponding week in the year before.

Oakland led all Class I cities in California in percentage of increase in telephones.

Industrially, the following developments catch the keen business eye:

The acquisition of three large nationally known and nationally operated concerns, namely: Palmolive Soap Company, Continental Can Company and the Ajax Forge Company.

Sales of industrial property valued at \$768,500, aggregating 115.96

acres, an average value of \$6000 per acre.

Industrial building permits amounting to \$2,780,140, against last year's \$1,682,373, an increase of \$1,096,767, or 65 per cent.

The securing of sixty-five new industries, whose acquisition, reliable industrial engineers estimate, mean a capital investment of \$9,000,000, 4000 more employees and an addition to the annual payroll of \$7,000,000.

The launching at the shipyards of twenty-seven vessels, total tonnage 242,500 valued at \$45,000,000.

The opening of the Parr Terminal on the western waterfront and the establishment of regular service between Oakland and Baltimore via Panama Canal by four large steamship lines.

Lemon Cove—Approximately 100 men to be employed upon completion of proposed potash plant.

**MORE 'DARLING'  
HOMES FINISHED**

situated for both Oakland and San Francisco transportation. The East Fourteenth-street car goes direct from Sunnyside to the heart of Oakland, and passengers can travel to San Francisco by either Southern Pacific or Key Route. Sunnyside Drive is a macadamized street 60 feet wide. City sewers and city water have been put in and the whole district provided with city advantages.

The particular advantage of the district which sets it apart from other districts, however, is that the homes are built and apricot trees cover the lawns.

The unique opportunity to investors having his property produce its own payments. Very little care and effort, combined with the productive qualities of the soil, make this possibly, as the company has planned its purchase terms with this object in view.

Merced—Approximately 400 cars of tomatoes to leave district during season.

## New Steamship Line To Make This Port

Giving this port new facilities for pouring its products into Australia and New Zealand, the Yamashita Kisen Kaisha, of Kobe, Japan, will place a fleet of 3000-ton steamships in the service, the first sailing to be on July 15. The fact that this company is to enter the trade is held by shipping men to indicate that a large increase in the Australian business is expected. The company will operate the Yoshida Maru 1, which will leave here July 15, and the Yoshida Maru 2, to sail the first of August. Seattle, Vancouver and the San Francisco bay will be the American ports.

The Yamashita Kisen Kaisha is one of the most powerful Japanese shipping corporations, ranking 3rd

## The Homesite You Desire Can Be Found in One of Our Properties

The needs of homeseekers differ as greatly as do their means. In order to render a complete service to those looking for homesites, we have during a period of years bought up large bodies of desirable land suited to different uses. The result is that today we are able to locate our customers on the kind of property each of them desires. From the workman who would build a temporary dwelling until he can afford something better, to the man of wealth who is ready to build extensively—all can be cared for to their satisfaction. Acreage for home gardening, rabbit raising, etc., acreage for residential purposes, city lots for home or investment—all are to be had through the vast holdings of this organization. And best of all, because these properties have been held by us for years, we are able to give our purchasers better prices and terms than if we had bought at advanced prices.

Here are three of the subdivisions now being marketed by the Syndicate:

## MONTCLAIR

with its 2500 acres of rolling countryside, is the largest body of undeveloped high-class residential property within the city limits of any American city. It is without doubt the next fine home district to be settled in the Eastbay. Located just east of Piedmont and south of Claremont, it is of the same character as those sections. But Montclair will be even more desirable, as nothing smaller than a half acre is being sold there, and large homesites mean increased beauty and value.

While forty-foot lots in the adjoining districts are selling at \$60 a front foot, Montclair goes on the market in

## Half-Acre Homesites at \$500 to \$2000 with Terms of \$50 down—then small amounts monthly

with no interest or taxes until July 1, 1922. Water, electricity, oil macadam roads and transportation are included in the purchase price.

Transportation has just entered Montclair in the form of 22-passenger buses operated by the San Francisco-Oakland Terminal railways as an extension of the Piedmont Avenue car line and Key Route. This makes Montclair only 6c and 18 minutes from 14th and Broadway, and 41 minutes from the Ferry Building.

Phone for an appointment to see this beautiful property

## CHEVROLET PARK

A few choice lots remain in Chevrolet Park, though selling has been brisk there this Spring. Lots in this high, sightly, level tract next door to Mills College, have appealed to the public as an investment, as well as desirable homesites. Chevrolet Park has all improvements in

concrete streets, water, sewers and transportation. Good schools are within a few blocks. S. P. transportation is only 5 blocks away. Located in a good residence district, just near enough to a growing manufacturing district to show promise of rapidly increasing values. Chevrolet Park residence lots sell reasonably at \$250 to \$550. Business lots \$385 to \$695.

Terms \$20 down, \$5 monthly

## LEONA HEIGHTS ADDITION

is another popular and growing district. It is also in the Mills College district, the location most free from fog and haze in the entire Eastbay region. Because it is being sold in sites of a quarter acre and larger, Leona Heights Addition makes a strong appeal to those who wish to make the soil pay for the little home upon it. Truck gardening for the family or the market, rabbit or chicken raising, are proving the means by which many purchasers become financially independent. Quarter-acres of this good soil, with city water and graded streets sell for \$250 up. Full acres \$400 up.

Terms \$20 down, \$5 monthly

Call or phone, telling us just what you want, and we can locate you on some one of our many properties. Besides the ones mentioned above, there are Thornhill Park, Melrose Acres, Fruitvale Acres and others. We have the site for you. Let us help you select it.

## REALTY SYNDICATE COMPANY

Syndicate Bldg., Oakland

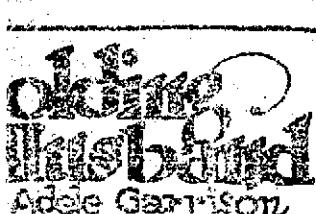
Lakeside 1600

RAIL AND WATER.  
It is this rare combination of rail and water meeting that makes Oak-

# Megazine of the Oakland Tribune

## The FASHION Hints

The Colorful Ribbon Vogue—Ribbons Are Used on Many Kinds of Dresses and Frocks



Adele Garrison

(continued from yesterday)

**EDGE MAKES A GUESS.**

His face held a curious expression as he stepped into the room, eyes half closed, judgmental contempt lighting up his face as though very soon. "But I knowed whereto me as my eyes fell upon the tones of yellow telegram he thought told him," he said contemptuously. "So this is what you are going to do?" He looked at him with level eyes and I knew there was no bluster. Whatever imperials I might have cherished were buried somewhere over the right of the name I had found in the torn pieces.

"So you come according to a—

—so it's almost possible the other which you and Major and I have made such a mystery I plead guilty to your action. I said could

last minute you if you had had sleep or telegram you're a delicious falsehood!" he

"Yes, with all your highness," Puccini enunciated. It had gone stale old dear," their goodbyes in case for re-

hearing any association for the weeks have had something with the description of my

I said finally a d—d not

be in time for a repeat before

going out.

You take the trouble to re-

read my words correctly, you will

but I said nothing at all about the pieces of paper, I neither did nor denied. I simply said

and seen the porter brushing

hair, which was absolutely

If you want to solve your

me with that, all right!"

and with an ugly suspicion in

his "I can't whipping the

round the stump in unusually

our fashion. You should be

for so torturing His Nibs. And

my influence upon your lofty

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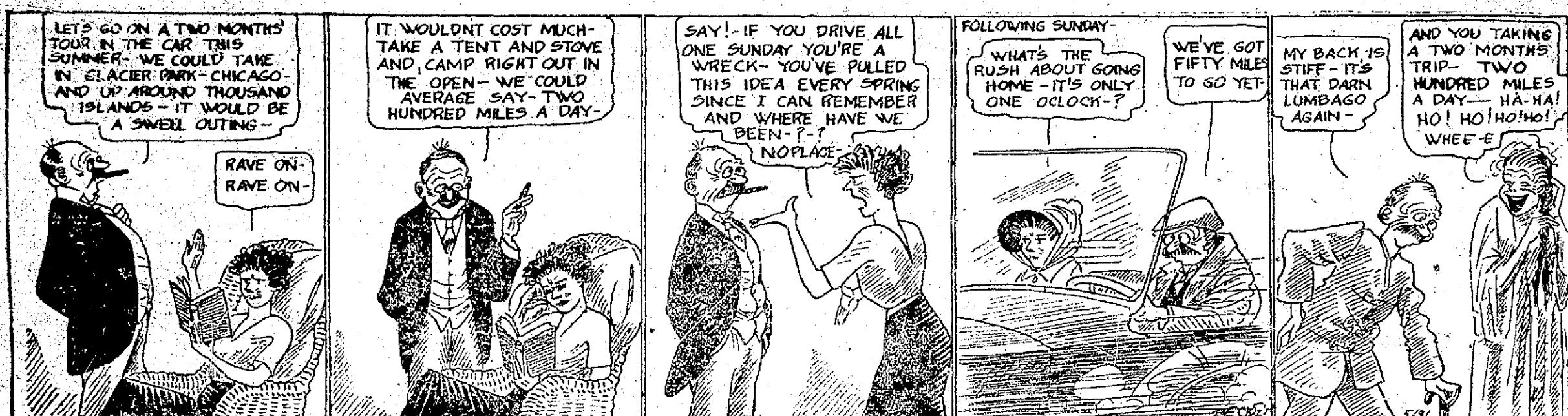
me with that, all right!"

# America's Most Successful Comic Artists Represented on Tribune Page

## GAS BUGGIES

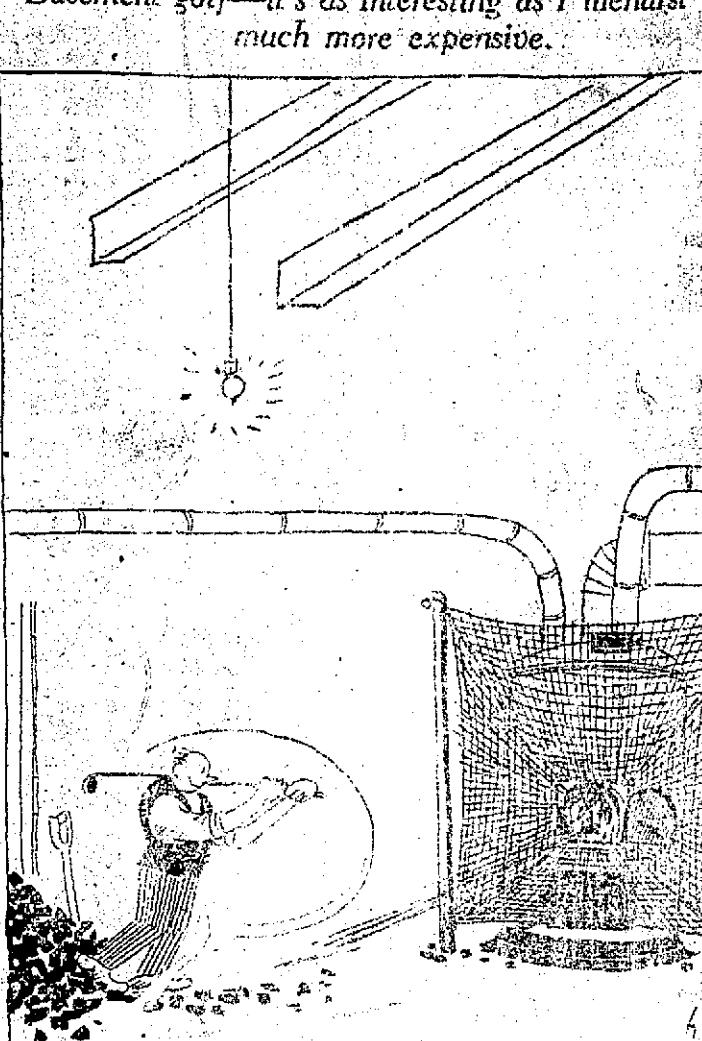
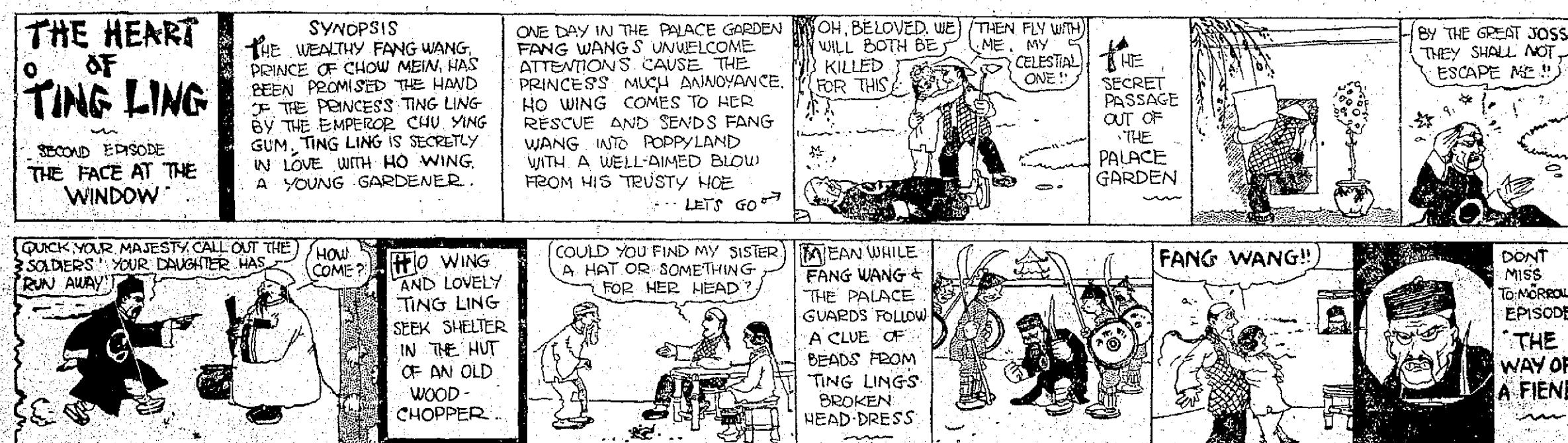
**Gas Buggies—She's got his number all right.**

BY BECK

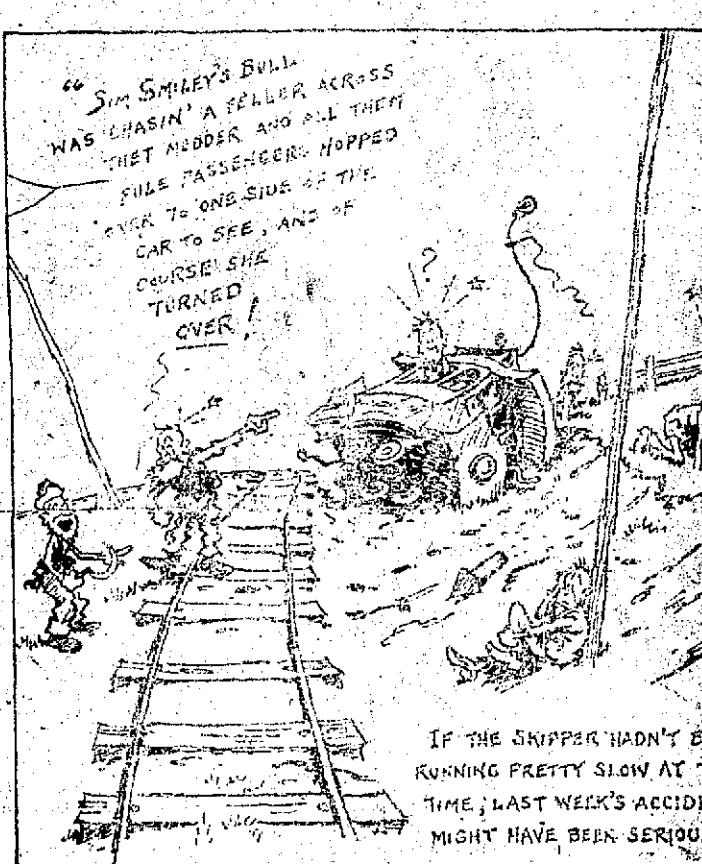


## MINUTE MOVIES

BY WHEEELAN

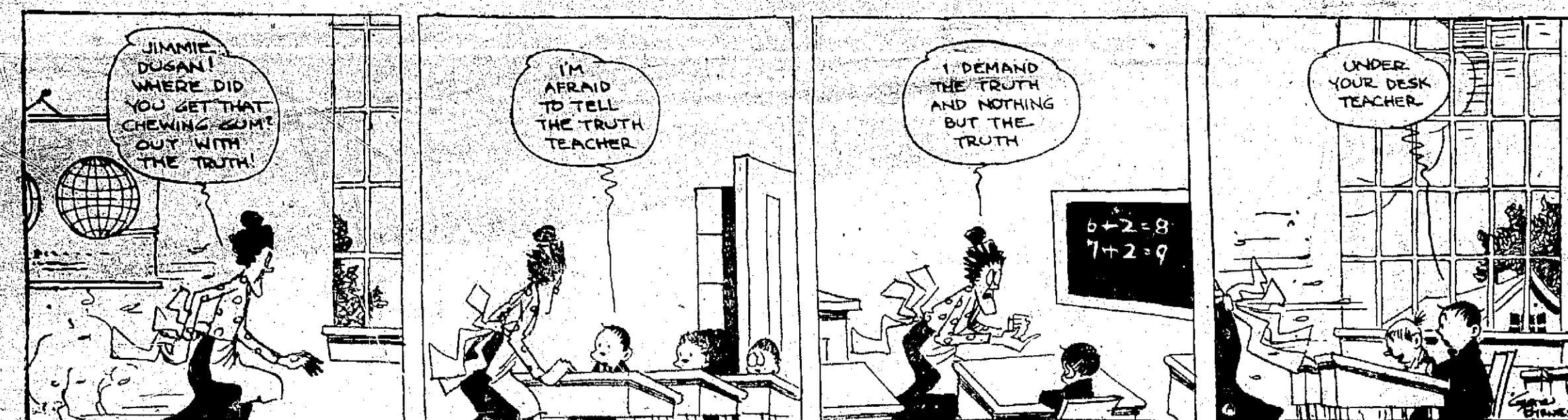


## The Toonerville Trolley That Meets the Trains--By Fox



# REG'LAR FELLERS

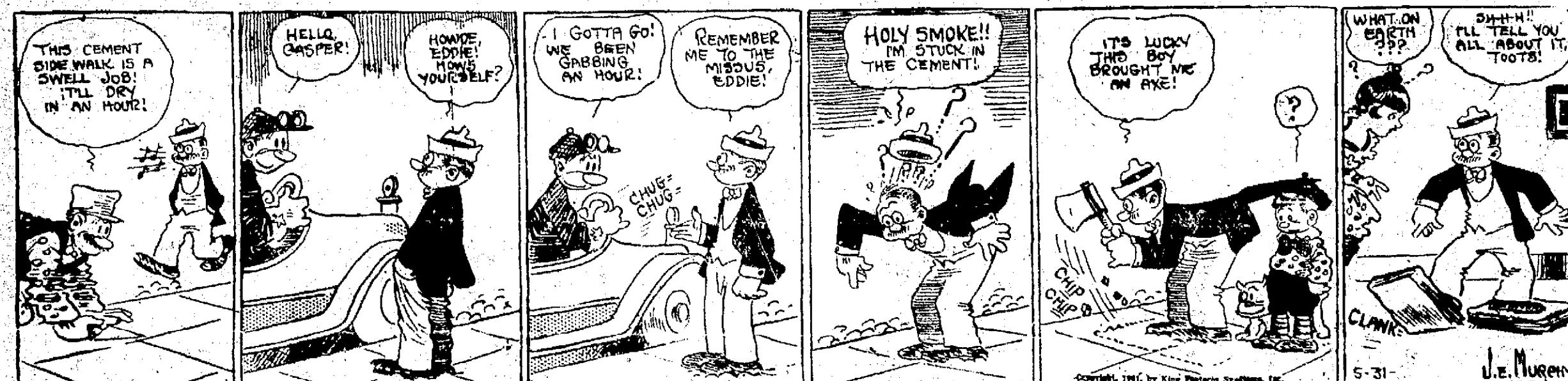
BY GENE BYRNES



# TOOTS AND CASPER

### **Casper Was "Stuck" for Words**

BY MURPHY



## PERCY AND FERDIE

#### *A Case for the Patrol Waggon, Says Percy*

BY H. A. MacGILL

